

93 00643

**CITY OF OCEANSIDE  
1991 HOUSING ELEMENT**

August 1992

INSTITUTE OF GOVERNMENTAL  
STUDIES LIBRARY

MAY 3 1993

UNIVERSITY OF CALIFORNIA








93 00643

# **CITY OF OCEANSIDE 1991 HOUSING ELEMENT**

August 1992

General Plan Amendment (GPA-5-90)  
Approved by Planning Commission  
May 6, 1991

Adopted by City Council  
October 2, 1991  
Resolution No. R91-266



Digitized by the Internet Archive  
in 2025 with funding from  
State of California and California State Library

<https://archive.org/details/C124909377>



RESOLUTION NO. R91-266

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF OCEANSIDE APPROVING GENERAL PLAN  
AMENDMENT GPA-5-90, AMENDING THE CITY OF  
OCEANSIDE HOUSING ELEMENT OF THE GENERAL  
PLAN

WHEREAS, the City Council adopted a Resolution of Intent  
No. R90-124 to amend the Housing Element of the General Plan on  
May 23, 1990; and

WHEREAS, the City Council adopted the previous Housing  
Element on February 13, 1986; and

WHEREAS, Government Code Section 65588(b) requires that  
local jurisdictions revise their Housing Elements at least once  
every five years;

WHEREAS, the Planning Commission, after giving the required  
notice, did on the 6th day of May, 1991 conduct a duly  
advertised public hearing as prescribed by law to consider said  
revised Housing Element; and

WHEREAS, the Planning Commission found that based on an  
Initial Study prepared for the proposed project that there is no  
substantial evidence in the public record which indicates the  
potential for significant environmental impacts associated with  
the proposed project; therefore, a Negative Declaration has been  
reviewed and adopted under the provisions of the California  
Environmental Quality Act as shown on Exhibit "B"; and

WHEREAS, the City Council finds as follows:

1. That the revised Housing Element identifies needs,  
establishes goals and policies and recommends actions to address  
those needs from 1991 to 1996; and

. . . . .



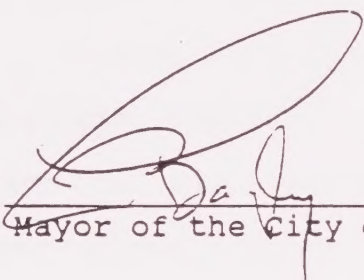
1 2. That the revised Housing Element includes the Regional  
2 Share goals and Fair Share goals for Oceanside; and


3 3. That the revised Housing Element includes a set of housing  
4 programs which will enable the City to meet its housing goals;  
5 and

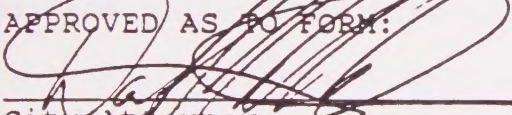
6 NOW, THEREFORE, BE IT RESOLVED that the City Council does  
7 hereby approve General Plan Amendment GPA-5-90, amending the  
8 Housing Element of the General Plan dated February 13, 1986 as  
9 amended in Exhibit "A".

10 PASSED AND ADOPTED on September 25, 1991, by the  
11 following vote, to wit:

12 AYES: YORK, RODEE, BISHOP  
13 NAYES: BAGLEY, WILLIAMSON  
14 ABSENT: NONE  
15 ABSTAIN: NONE

  
\_\_\_\_\_  
Mayor of the City of Oceanside

16 ATTEST:  
17   
\_\_\_\_\_  
City Clerk

18 APPROVED AS TO FORM:  
19   
20 \_\_\_\_\_  
City Attorney



## TABLE OF CONTENTS

EXECUTIVE SUMMARY . . . . .	3
Chapter 1 INTRODUCTION . . . . .	9
A. Overview . . . . .	11
B. State Law . . . . .	11
C. Case Law . . . . .	12
D. Sources of Information . . . . .	12
E. General Plan Consistency . . . . .	13
F. Citizen Participation . . . . .	16
Chapter 2 NEEDS ASSESSMENT . . . . .	17
A. Summary . . . . .	19
B. City Profile . . . . .	19
C. Market Analysis . . . . .	19
1. Demand . . . . .	20
a. Existing Population/Households . . . . .	20
b. Projected Population/Households . . . . .	21
c. Household Size . . . . .	22
d. Race - Ethnicity . . . . .	23
e. Age of Population . . . . .	25
f. Income . . . . .	27
1) SANDAG Estimates . . . . .	27
2) Federal/State Income Limits . . . . .	29
g. Employment . . . . .	30
h. Special Needs . . . . .	32
1) Handicapped/Disabled . . . . .	32
2) Elderly . . . . .	34
3) Large Households . . . . .	35
4) Single Parent Households . . . . .	35
5) Military . . . . .	36
6) Student Housing Need . . . . .	36
7) Homeless . . . . .	37
8) Farmworkers . . . . .	40
2. Supply . . . . .	41
a. Existing Housing . . . . .	41
b. Projected Housing . . . . .	42



## TABLE OF CONTENTS (Continued)

	c.	Housing Costs . . . . .	42
	1)	Owner Units . . . . .	43
	2)	Renter Units . . . . .	43
	d.	Tenure . . . . .	44
	e.	Condition . . . . .	44
	f.	Assessment of "At-Risk" Assisted Units . .	45
3.		Supply/Demand Indicators . . . . .	49
	a.	Overcrowding . . . . .	49
	b.	Affordability . . . . .	50
	c.	Vacancy . . . . .	52
4.		Constraints . . . . .	54
	a.	Non-governmental Constraints . . . . .	54
	1)	Land Costs . . . . .	54
	2)	Construction Costs . . . . .	55
	3)	Financing Costs . . . . .	55
	b.	Governmental Constraints . . . . .	56
	1)	Building Codes and Enforcement . . .	56
	2)	Site Improvements . . . . .	56
	3)	Fees and Other Exactions . . . . .	58
	4)	Permit Processing . . . . .	59
	5)	Design Review . . . . .	59
	6)	Land Use Controls . . . . .	59
5.		Coastal Housing . . . . .	67
6.		Site Inventory . . . . .	67
	a.	Available Sites . . . . .	67
	b.	Sites for Homeless Facilities . . . . .	77
7.		Energy Conservation . . . . .	78
D.		Regional Share . . . . .	79
Chapter 3		EVALUATION . . . . .	83
	A.	Summary . . . . .	85
	1.	Evaluation . . . . .	85
	a.	Effectiveness . . . . .	89
	b.	Progress . . . . .	89
	1)	Introduction . . . . .	89
	2)	Overall Progress . . . . .	89
	3)	Fair Share Progress . . . . .	89



## TABLE OF CONTENTS (Continued)

	c. Appropriateness . . . . .	90
	2. Maximum Feasible Units . . . . .	92
	3. Quantified Objectives . . . . .	93
Chapter 4	GOALS AND POLICIES . . . . .	95
	A. Introduction . . . . .	97
	B. Goals . . . . .	97
	1. State Goals . . . . .	97
	2. City Goals . . . . .	97
	3. City Objectives . . . . .	98
Chapter 5	PROGRAMS . . . . .	99
	A. Program Concept . . . . .	101
	B. Program Definitions . . . . .	101
	C. Action Programs . . . . .	102
	1. New Construction . . . . .	102
	a. Mortgage Revenue Bond . . . . .	102
	b. Housing Revenue Bond . . . . .	103
	c. Housing Trust Fund . . . . .	103
	d. Density Bonus . . . . .	104
	e. Inclusionary Housing . . . . .	104
	f. Redevelopment Tax Increment . . . . .	105
	g. Homeless Housing and Site Identification . . . . .	105
	h. Coastal Zone . . . . .	106
	i. Sec. 202/8 . . . . .	106
	j. Single Room Occupancy (SRO) . . . . .	107
	k. Farmworker Housing . . . . .	107
	l. Mortgage Credit Certificates (MCC) . . . . .	108
	m. Community Land Trust . . . . .	108
	2. Conservation . . . . .	109
	a. Sec. 8 Certificates/Vouchers . . . . .	109
	b. Manufactured Home Rental Adjustment Program . . . . .	109
	c. Condominium Conversion . . . . .	110
	d. Protection of At Risk Units . . . . .	110



## TABLE OF CONTENTS (Continued)

e.	California Homeowner Assistance Program . . . . .	111
f.	HOME Program . . . . .	111
3.	Rehabilitation . . . . .	112
a.	Rental Rehabilitation Program . . . . .	112
b.	Housing Rehabilitation (Owner) . . . . .	112
c.	Housing Rehabilitation (Mobile Home) . . . . .	113
4.	Administration . . . . .	113
a.	Code Enforcement . . . . .	113
b.	Relocation Assistance . . . . .	114
c.	Monitoring of Potential New Housing Funds . . . . .	114
d.	Site Inventory and Analysis . . . . .	114
e.	Rental and Vacancy Surveys . . . . .	115
f.	Land "Write Downs" . . . . .	115
g.	Priority Processing . . . . .	116
h.	Development Assistance . . . . .	116
i.	Housing Element Monitor/Revision . . . . .	116
j.	Fair Housing . . . . .	117
k.	Removal of Governmental Constraints . . . . .	117
l.	Accessory Dwelling Units . . . . .	117
m.	Non-Profit Capacity Building . . . . .	118

### APPENDICES:

A.	North County Housing Development Fee Survey . . . . .	A-I
B.	Income Distribution . . . . .	B-I
C.	Inclusionary Housing Ordinance . . . . .	C-I
D.	Set Aside Defecit Reduction Plan . . . . .	D-I
E.	Density Bonus Ordinance . . . . .	E-I
F.	Zoning Ordinances . . . . .	F-I
G.	Property Development Regulations . . . . .	G-I
H.	Mobile Home Park District . . . . .	H-I

## LIST OF TABLES

Table 1	Population, Oceanside and San Diego County, 1980 - 1990 . . . . .	20
Table 2	Households - City of Oceanside and Region, 1980 & 1990 . . . . .	21
Table 3	Population/Household Growth, 1986 - 2010 . . . . .	22
Table 4	Household Size, 1980 & 1990 . . . . .	23
Table 5	Race and Ethnicity, 1980 . . . . .	24
Table 6	Race and Ethnicity, 1990 . . . . .	25
Table 7	Population by Age and Sex, 1980 . . . . .	26
Table 8	Percent Age Distribution, 1980 & 1988 . . . . .	27
Table 9	Household Income by Jurisdiction, San Diego Region, 1988 . . . . .	28
Table 10	Income Limits by Category, San Diego Region, 1991 . . . . .	30
Table 11	Employment Characteristics, 1988 . . . . .	31
Table 12	Work/Transportation Disability, 1988 . . . . .	33
Table 13	Elderly Households, 1980 & 1988 . . . . .	34
Table 14	Homeless Population, 1989 . . . . .	38
Table 15	Homeless Shelters, 1990 . . . . .	39
Table 16	Total Housing, 1980 - 1990 . . . . .	42
Table 17	Apartment Rental Costs, 1989 & 1990 . . . . .	43
Table 18	Tenure, Occupied Housing Units, 1980 & 1988 . . . . .	44
Table 19	Substandard Units, 1988 . . . . .	45



## LIST OF TABLES (Continued)

Table 20	Year Housing Built, 1940 - 1990 . . . . .	46
Table 21	At-Risk Units, 1990 . . . . .	48
Table 22	Overcrowding, 1980 & 1990 . . . . .	50
Table 23	Lower Income Overpayers, 1980 . . . . .	51
Table 24	Lower Income Overpayers, 1988 . . . . .	52
Table 25	Vacancy Rates by Rent Range, 1990 . . . . .	53
Table 26	Interest Rates, 1990 . . . . .	57
Table 27	Fee Costs by Jurisdiction, San Diego Region, 1990 . . . . .	58
Table 28a	RDCS Exemptions, 1988 - 1990 . . . . .	64
Table 28b	Redevelopment Area Project Locations . . . . .	65
Table 28c	Commercial Redevelopment . . . . .	66
Table 29a	Site Inventory, 1990 . . . . .	68
Table 29b	Site Development Potential . . . . .	69
Table 29c	Potential Units and Need . . . . .	70
Table 29d	Examples of Affordable Units Privately Developed . . . . .	71
Table 29e	Bond Projects . . . . .	76
Table 30	Vacant, Developed and Developable Land, 1986 - 1995 . . . . .	77
Table 31	Regional Share Allocation . . . . .	79
Table 32	Regional Share by Jurisdiction, San Diego Region, 1991 - 1996 . . . . .	80

## LIST OF TABLES (Continued)

Table 33	Previous Program Progress, 1985 - 1991 . . . . .	86
Table 34	Housing Needs Performance (Lower Income Households), by Jurisdiction, San Diego Region, 1985 - 1990 . . . . .	91
Table 35	Lower Income Affordable Units, 1985 - 1990 . . . . .	92
Table 36	Quantified Objectives . . . . .	93



## **EXECUTIVE SUMMARY**

## INTRODUCTION

The housing element is a component of the General Plan which assesses the housing needs of all economic segments of the City. In addition, the housing element defines the goals and policies which will guide the City's approach for resolving those needs, and recommends a set of programs which would implement policies over the next five years.

State law requires that all cities adopt a housing element and describes in detail the necessary contents of the housing element. This housing element responds to those requirements, but it also responds to the special characteristics of the City's housing environment. This element was prepared in 1991 by revising and updating the previously adopted housing element. The revisions incorporate the most current data and information that are readily available; an evaluation of the housing element adopted in 1986, an assessment of the current and potential housing actions, and an assessment of resources of the private sector and all levels of the public sector.

## CONTENTS

The housing element identifies needs, establishes goals and policies, and recommends actions to address those needs from 1991 to 1996. Although statutory requirements shape the contents of the element, the special setting and capabilities of the City of Oceanside form the basis for all components of the housing element (see Summary Table).

The housing element consists of four chapters and supportive appendices. The first chapter summarizes the requirements that a housing element must meet. Those requirements are a composite of State Statutes and pertinent case law. The first chapter also describes the information sources used to prepare the element and the need to insure consistency with the City's General Plan.

The second chapter provides an assessment of the City's housing needs through a market analysis and an identification of the special and regional housing needs, constraints (governmental and non-governmental) to affordable housing, an inventory of sites suitable for residential development, and needs for energy conservation. The needs assessment quantifies the problems of housing, especially the need to address housing affordability.

## SUMMARY OF NEEDS ASSESSMENT

Total Population (1990 Census) . . . . .	125,398
Median Age (1987) . . . . .	33.9
Average Household Size (1990 DOF estimate) . . . . .	2.64
Median Income (HUD-1990) . . . . .	\$37,400
Total Housing Units (1990 Census) . . . . .	51,109
Owner/Renter Ratio (1988 estimate) . . . . .	47.1/52.9
Number Housing Units Added	
1970-1980 . . . . .	17,236
1980-1990 . . . . .	18,376
Regional Housing Needs Statement	
1991-1996 . . . . .	7,463



The third chapter consists of the evaluation of the prior housing element and the progress made by its proposed housing programs. The evaluation assesses previously proposed programs and uses the results of this assessment to propose the recommended programs.

Chapter 4 identifies the recommended housing policies of the City within the strategy concept.

The last chapter presents the housing programs that respond to the needs and implement the goals and policies. They are organized into a format that identifies the action to be undertaken, the anticipated impact, the responsible agency, financing, and schedule.

The City has committed to an extensive array of programs designed to meet the City's housing needs. While the market will provide a substantial portion of the housing needs, the City has committed substantial resources to insure adequate progress. This assistance is especially evident in those programs which provide support for the low and moderate income households.

The City has 11 programs to enhance the new construction of housing, 4 programs to conserve affordability, 3 programs for rehabilitation, and 10 programs for supportive and administrative responsibilities.

The Appendices contain supplemental information regarding fees and income distribution and copies of relevant ordinances of the City of Oceanside.

**SUMMARY TABLE**  
1991-1996 PROGRAMS  
1991 HOUSING ELEMENT

<u>PROGRAM NAME</u>	<u>PROGRAM PRODUCT</u>	<u>RESOURCES</u>	<u>TIMING</u>	<u>STAFFING</u>
<b><u>New Construction</u></b>				
1. Mortgage Revenue Bond Program (Continued)	Mortgages moderate income (construction of 100 units)	Tax exempt bonds	1991-1996	Housing Department
2. Housing Revenue Bond Program (Continued)	Bond financing for construction of lower income rentals (40 units)	Tax exempt bonds	1991-1996	Housing Department
3. Housing Trust Fund (New)	Private housing units with affordable rents reserved for low households (50 units)	New fees	1996	Housing Department County Housing & Community Development
4. Density Bonus (Revised)	Private housing units with affordable units reserved for very low/low income households (100 lower income)	Private development; City incentives	1992-1996	Housing & Planning Departments
5. Inclusionary Housing (New)	Private housing untis with affordable units reserved for low & moderate households (400 lower income units; 400 moderate income units)	Private development	1992-1996	Housing & Planning Departments
6. Redevelopment Tax Increment (Revised)	Funds for development of very low and low income housing (50 units)	Tax Increment Set-Aside	1991-1994	Redevelopment Agency & Housing Department
7. Homeless Housing & Sites Acquisition (Continued)	Homeless facilities (250 beds) and sites for very low and low income households	CDBG/Tax Increment/ State	1992-1994	Housing Department



<u>PROGRAM NAME</u>	<u>PROGRAM PRODUCT</u>	<u>RESOURCES</u>	<u>TIMING</u>	<u>STAFFING</u>
8. Coastal Housing (Continued)	Retention and construction low and moderate income units (60 new)	Developer	1991-1996	Housing & Planning Department
9. Sec. 202/8 (Continued)	New very low income units for elderly/disabled (75 units)	HUD Sec. 202/8	1994-95	Housing Department
10. SRO	New lower incomer (IDO)	Private for profit	1993-1991	Housing Department
11. Farmworkers	New low income units (31) for farmworkers	AB 617 & Grower	1990-1992	Housing Department
<u>Conservation</u>				
1. Sec. 8 Certificates/ Vouchers (Continued)	Rent subsidies in existing standard units (220 units)	HUD	Ongoing	Housing Department
2. Manufactured Home Rental Adjustment Program (Continued)	Empowered to consider petitions on rent increase and first right of refusal	General Budget	Ongoing	Housing Department
3. Condominium Conversion Ordinance (Continued)	Provision of low income housing through 2% fee or 5-year rental guarantee (10 new units)	Private developer	Adopted in & "City of Oceanside Housing Plan"	Planning & Housing Departments
4. At Risk Unit	Retention of At Risk units (23 units)	To be developed	1992-1996	Housing Department
<u>Rehabilitation</u>				
1. Housing Rehabilitation (Renter) (Continued)	Deferred payment BMIR loans to rehab substandard rental units (125 units)	HCD, State of CA	Ongoing	Housing Department
2. Housing Rehabilitation (Owner) (Continued)	BMIR loans & grant to rehab substandard units (150 units)	HUD, CDBG, Community Housing Foundation	Ongoing	Housing Department

<u>PROGRAM NAME</u>	<u>PROGRAM PRODUCT</u>	<u>RESOURCES</u>	<u>TIMING</u>	<u>STAFFING</u>
3. Housing Rehabilitation (Mobile Home) (Continued)	Rehabilitation of mobile homes (100 units)	CDBG & Community Housing Foundation Grant	1991-1995	Housing Department
<u>Administration</u>				
1. Code Enforcement (Continued)	Maintenance of building conditions	CDBG/General Fund	Ongoing	Housing Department
2. Relocation Assistance (Continued)	Relocation assistance to displacees (limited number)	CDBG	As necessary	Housing Department
3. Monitoring Funding (Continued)	Up-to-date status of housing programs	General Fund	Annual	Housing Department
4. Site Inventory & Analysis (New)	Current inventory of lands available for residential development	General Fund	1992 & 1993	Planning Department
5. Rental & Vacancy Surveys (Continued)	Current information on housing market conditions	General Fund	Annual	Housing Department
6. Land Write-Downs (Continued)	Lower affordable housing development costs	CDBG	Project based	Housing Department
7. Priority Processing (Continued)	Expedited development of lower cost affordable housing	General Fund	Ongoing	Planning Department
8. Development Assistance (Continued)	More effective housing development	CDBG	1993	Housing Department
9. Housing Element Monitor/Revisions (New)	Periodic assessment of housing element progress and updates	General Fund	1991-1996 Annual Reports 1992-Census 1994-Growth Forecasts 1995-State Revisions	Planning & Housing Departments
10. Fair Housing Program (Continued)	Distribute educational and informational materials counsel tenants/landlords, make referrals on housing discrimination complaints	CDBG	Ongoing	Housing Department





# **CHAPTER 1**

## **INTRODUCTION**



## A. OVERVIEW

Each city in the State of California must have an approved General Plan to guide its development. Housing is one of the state's required elements of the General Plan. The housing element is an important planning guide to local jurisdictions: it identifies the housing needs of the city and recommends ways to meet these needs while balancing community objectives and resources.

The state law requires that housing elements be revised as appropriate but not less than every five years. The City submitted the previous (1986-1991) housing element to the State in 1985. The California Department of Housing and Community Development (HCD) reviewed that document and provided comments so that the City could consider revisions which would bring the draft into compliance with the state law. Those minor changes were made and council approved the previous housing element in 1985. This document makes the necessary updates to the 1986-1991 element.

The 1991 housing element consists of five chapters: Introduction, Needs Assessment, Evaluation, Goals and Policies, and Programs. The Needs Assessment contains a thorough analysis of the important aspects of the housing market in Oceanside. This revision updates the information base and expands the analysis to respond to all state required items. The Evaluation Chapter contains an evaluation of the progress of the City in meeting past housing goals and an update of housing goals where necessary. The final chapter, Programs, includes more information about activities in each program, responsible agencies, and implementation.

## B. STATE LAW

The preparation of the housing element is guided by state law, Chapter 10.6 of the Government Code. The law governing the contents of housing elements is among the most detailed of all elements of the general plan. According to Section 65583 of the Government Code, "The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing and shall make adequate provision for the existing and projected needs of all economic segments of the community."

The assessment of housing needs must include seven areas of analysis: existing and projected housing needs for all income levels (including the city's share of regional housing), demographic and housing characteristics, identification of sites for residential development, governmental and non-governmental constraints, special housing needs, and energy conservation.

The second major component of a housing element that the law requires is "a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing" (Sec. 65583(b)). The

law recognizes that the needs will likely exceed the resources and city's ability to meet the needs. The city must, however, "establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five year time frame" (Sec. 65883(b)).

The final component that must be included in a housing element is "a program which sets forth a five year schedule of actions . . . to implement the policies and achieve the goals and objectives of the housing element" (Sec. 65583(c)). This program must do several things: identify potential housing sites "for all income levels, including rental housing, factory-built housing, mobile homes, emergency and transitional housing"; assist the housing needs of low and moderate income people; address governmental constraints that impact housing; conserve and improve existing affordable housing; and promote equal opportunities for housing.

#### C. CASE LAW

Decisions by U.S. and State courts have provided specific interpretations of the laws related to housing. The importance of the housing element has been reinforced by the courts, especially in California where landmark decisions have been made.

Associated Home Builders Etc., Inc. v. City of Livermore (1976) established the need to deal with housing in the regional context; Buena Vista Garden Apartment Assn. v. City of San Diego Planning Dept. (1985) asserted that a city's housing element must be in substantial compliance with the state law; and Pacifica Corp. v. City of Camarillo (1983) reaffirmed the court's recognition and protection of citizens power of initiative in cases where initiatives are reviewed for consistency with elements (housing) of the general plan.

Although many cases could be cited, the purpose of this section is not to provide a legal overview of housing case law but to emphasize the importance of the housing element in potential litigation. This point will become increasingly important as the courts review legal actions brought against cities. The relationship of the housing element to other elements of the general plan (especially land use) and development/growth control measures will come under close scrutiny by the courts. It is important that this context is maintained in the housing element.

#### D. SOURCES OF INFORMATION

The 1991 housing element is based upon the most current information that was available at the time of preparation. The most detailed and accurate data base is the 1980 Census. However, it has become obsolete; every effort has been made to find more current data. The following sources are used: 1990 and 1980 Census from the U.S. Dept. of Commerce, Bureau of Census; 1991-1996 Regional Housing Needs Statement from the Regional Housing Needs from the San Diego Association of Governments (SANDAG); 1980-1990 housing and population estimates from



California Dept. of Finance; 1989 and 1990 Housing Vacancy Rates from information from the City's housing survey in July, 1990; 1989 Quarterly Reports from the Center for Real Estate and Urban Economics, University of California, Berkeley; City of Oceanside Homeless Survey, 1990; 1990 Real Estate Information Board of Realtors; 1990 Rental Surveys; 1986-1990 Employment from State Employment Department; and 1990 Permitting Fees Study from the San Diego County Building Industry Association.

## E. GENERAL PLAN CONSISTENCY

The housing element must be consistent with the rest of the general plan. Housing must be viewed in a context that includes more than adequate shelter. The housing unit includes direct and indirect services as an integral part of the structure. External factors affect the adequacy of housing, including the quality of public services, aesthetics and visual characteristics, and proximity to related land uses. For example, one's house includes the use of the school, park, library, police, fire and other services associated with that unit at a particular location. In addition, the housing element was evaluated to determine the impacts of growth management (see Evaluation Chapter).

The California Government Code requires that general plans contain an integrated, internally consistent set of policies. When any one element of the General Plan is revised, and especially when new policies and priorities are proposed, the other elements have to be reviewed and possibly updated to ensure that internal consistency is maintained. This section examines the relationship of the housing element and its policies to other elements of Oceanside's General Plan.

### Land Use Element

The Housing Element is strongly affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City. In designating the total acreage and density of residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the City, in conjunction with service constraints, circulation, and appropriate intensity of residential use based environmental hazards to public health and safety.

### Environmental Resource Management Element (ERME)

This Element combines the State-mandated Conservation and Open Space Elements of the General Plan. It identifies, evaluates, and analyzes natural resources and environmental hazards to public safety and it addresses, in part, the appropriateness of residential uses in areas subject to natural hazards such as steep slopes and flooding and shortages of water supply.

### Public Safety Element

This Element combines the Public Safety and Seismic Safety Elements of the General Plan and it is closely related to the Environmental Resource Management Element. It addresses geologic, fire, and flood hazards from dam failure to public safety and made recommendations for community protection and limitation of development of homes in geologically hazardous areas.

### Circulation Element

The Circulation Element addresses all modes of transportation existing within the City of Oceanside. It calls for development of a system of expressways and arterial streets to provide a master circulation system which effectively accommodated all traffic generated by adopted land uses and incorporated the public transportation available within the City.

### Scenic Highways Element

The purpose of this Element is to establish and maintain aesthetically pleasing visual features along major highways existing or proposed within the City, based on criteria established by the State of California. No inconsistencies with the Housing Element were found.

### Community Facilities Element

The Community Facilities Element contains general policies and planning guidelines for public facilities in the City of Oceanside. The element summarizes findings of an in-depth analysis of the conditions, capacities and status of all public facilities serving the City. The Community Facilities Element is consistent with the Housing Element of the General Plan.

### Military Reservation Element

The purpose of the Military Reservation Element is to acknowledge the direct physical, social and economic linkages between Oceanside and Camp Pendleton and to propose policies that would strengthen the bond between the community and the base. The Military Reservation Element is consistent with the Housing Element of the General Plan.

### Hazardous Waste Management Element

The Hazardous Waste Management Plan (HWMP) is the primary planning document providing the overall policy direction toward the effective management of the City's hazardous waste. The HWMP establishes programs to manage hazardous waste safely within the City of Oceanside and is the guide for local decisions regarding hazardous waste issues. The HWMP is consistent with the Housing Element of the General Plan.

## Noise Element

This Element is designed to identify and reduce the impacts of noise upon City residents, based on State standards. Noise mitigation can increase the economic cost of housing; however, it does make homes more habitable. The Housing and Noise Elements are consistent.

## Other Plans/Programs/Ordinances

### 1. Redevelopment Plan

The Housing Element is also impacted by the City's Redevelopment Plan for the Downtown Redevelopment Project Area ("Project Area"). The objective of the Downtown Redevelopment Project Area is to promote the long-term viability and rejuvenation of the redevelopment area consistent with the overall policies and improvement of the City. The Project Area shall be implemented by the Redevelopment Plan. This plan has been adopted by the Oceanside Community Development Commission, consistent with City policy and the General Plan.

In accordance with Community Redevelopment Law ("CRL," Health and Safety Code Section 33000, et seq.), 20% of the tax increment received by the Redevelopment Agency for each project area must be set aside in a Low and Moderate Income Housing Fund. The agency is authorized to defer the set-aside of tax increment revenue until July 1, 1996. Pursuant to CRL (Section 33334.2), the Low and Moderate Income Housing Fund is required to be used for the purposes of increasing and improving the community's supply of Low and Moderate Income Housing available at affordable housing costs to persons of low or moderate income and very low income households. The agency may use these funds inside or outside the project area.

### 2. Local Coastal Program

This program is a long-range plan for the Coastal Zone, which comprises approximately 3 percent of the City, and an update of its land use designations to comply with the California Coastal Act. Housing policies for the Coastal Zone specifically geared to the requirements of the Coastal Act appear in the Housing Element for a coordinated citywide response to local housing problems.

### 3. Growth Management Ordinance

The purpose of this element is to manage the rate, timing, and sequence of large residential development and to ensure that needed facilities and services are available to new residents and that existing deficiencies are remedied. The ordinance will not prevent the City from accommodating its regional



share of housing and no inconsistencies with the Housing Element were found.

#### F. CITIZEN PARTICIPATION

The importance of the housing element requires an opportunity for participation of citizens of all economic ranges. "The local government shall make a diligent effort to achieve public participation of all economic segments of the community . . ." (Sec. 65583(c)). All Planning Commission and City Council meetings were public hearings, which followed the City's procedures for notice and outreach to the community.

The following steps were followed to develop and adopt the Revised Housing Element.

- I. Housing Task Force
- II. Public Hearings Before Planning Commission and City Council
- III. State Housing and Community Development Review & Comment
- IV. City Council approval

In addition to these steps, the City distributed drafts of the housing element so that all economic segments would have an opportunity to participate in the element's preparation. Copies were made available at City Hall, libraries, and community centers. Special distribution to all community groups and housing advocacy groups insured a wide range of opportunities for input. The Housing Task Force, with representatives from a variety of economic and housing interests, added an important layer of input. All meetings were public-noticed and posted in libraries and community centers.

## **CHAPTER 2**

### **NEEDS ASSESSMENT**

## A. SUMMARY

This chapter provides a comprehensive analysis of the City's housing needs. It includes several subsections. The City profile identifies the context for the assessment as well as the rest of the housing element. A market analysis summarizes the supply and demand characteristics of the City. Additional analysis includes the identification of regional housing needs including low income, a discussion of the needs of special housing groups; an analysis of constraints, both governmental and non-governmental, to the improvement, maintenance, and development of housing; an inventory of land suitable for residential development; and a discussion of energy conservation opportunities for residential development.

## B. CITY PROFILE

The City's profile consists of the special characteristics and factors that provide the setting for the housing element. Oceanside is located in the far northern and western portions of San Diego County along the Pacific Coast. Its natural coastal setting and mediterranean climate provide an attractive living environment. This setting has a substantial impact on the employment characteristics as well as the city's economic base. These conditions attract growth which in turn create a competitive residential atmosphere.

A large marine base camp (Camp Pendleton) is immediately north of the City and separates Oceanside from the urbanized areas of Orange County. The City is divided by I-5 (a north-south freeway) with the Central Business District (CBD) and older, historic areas to the west and the newly developing areas to the east.

## C. MARKET ANALYSIS

The market analysis portion of the housing element examines the population and housing characteristics which largely determine the housing needs of the community. Such an analysis includes a discussion of the traditional indicators of supply and demand including those mandated by state law.

The development trends that shape the market reveal substantial growth and development. Since 1960, the city has grown by almost 100,852 people. Southern California, and especially San Diego County, is experiencing large increases in population and housing. The population in Oceanside has experienced an annual rate of population growth of 20.2 percent. The housing stock has expanded to meet the demand that this growth has generated.



## 1. DEMAND

### a. Existing Population/Households

The population of the City was 76,698 in 1980. Based on the 1990 Census, the population of the City grew to 128,398 by 1990. Thus, the City's population increased by 51,700 people from 1980 to 1990, an increase of 67.4 percent. San Diego County's population increased by 34.2 percent during the same time. The City's population as a portion of the County's population grew from 4.1 percent in 1980 to 5.1 percent in 1990 as a result of a growth rate almost double of the County's rate. See Table 1.

---

Table 1

POPULATION  
OCEANSIDE AND SAN DIEGO COUNTY  
1980 - 1990

<u>Year</u>	<u>Oceanside</u>	<u>San Diego County</u>	<u>Oceanside As a Percent San Diego County</u>
1980	76,698	1,861,846	4.1 %
1990	128,398	2,498,016	5.1 %
1990*	51,700	636,170	8.1 %
1990**	67.4 %	34.2 %	

\* Total Increase

\*\* Percentage Increase

Source: 1980 and 1990 Census

---

In 1980, the city had 29,022 households, with a household population measured at 76,698. By 1990, the number of households grew to 46,371, an increase of 60% (1990 DOF Estimates). During the same period, household population grew to 124,069 representing an increase of 60%. During the same time period, the region's households increased by 35%. Another regionwide trend of the baby boom generation includes the passing of its prime child-bearing years. Births are anticipated to peak in the latter part of this decade to the highest level, since the early 1960's. See Table 2.

---

Table 2

HOUSEHOLDS  
CITY OF OCEANSIDE AND REGION  
1980 & 1990

<u>1980 Households</u>	<u>Oceanside As Percent of Region</u>	<u>1990 Households</u>	<u>Oceanside As Percent of Region</u>
29,022	4.3 %	46,371	5.1 %

Source: 1980 Census and January 1, 1990 Housing & Population Estimates

---

b. Projected Population/Households

Oceanside is projected to increase by 75,500 people and 32,900 households from 1986 to 2010. This growth would represent a population increase of 78% and a household increase of 91%. During the same time period, the region's population is projected to increase by 45%, and households have been estimated to grow by 56%. Thus, the number of households in the City would almost double and the rate of growth would be almost double that of a fast growing region. Oceanside would contain 5.5% of the region's population and 5.7% of the region's households. See Table 3.

---

Table 3  
POPULATION/HOUSEHOLD GROWTH  
1986 - 2010

	-----1986-----		-----2010-----	
	<u>City</u>	<u>City &amp; Sphere</u>	<u>City</u>	<u>City &amp; Sphere</u>
Population	96,500	96,600	172,000	172,700
Households	36,000	36,000	68,900	69,200

*Source: SANDAG, Series 7 Regional Growth Forecasts*

---

c. Household Size

Like age distribution, household size is an important market characteristic. Housing demand is shaped by the composition of its household sizes. The small household (1-2 persons per household) traditionally prefers units with 0-2 bedrooms while family households (3-4 persons per household) prefer units with 3-4 bedrooms, and large households (5 or more persons per household) prefer units with 4 or more bedrooms. See Table 4.



---

Table 4

HOUSEHOLD SIZE  
1980 & 1990

<u>Household Composition</u>	<u>Number</u>	<u>Percent</u>
One Person	6,250	21.5 %
Two Persons	11,418	39.3 %
Three Persons	4,966	17.1 %
Four Persons	3,389	11.7 %
Five Persons	1,649	5.7 %
Six or More Persons	<u>1,350</u>	<u>4.7 %</u>
Total	29,022	100.1 %
Mean Household Size:	2.58 (1980) and 2.64 (1990)	
Median Household Size:	2.22	

*Sources: 1980 U.S. Census of Population & Housing  
1990 Department of Finance (DOF) Estimates*

---

As the regional and national trends for smaller average household size impact the city, the household size composition will gravitate to the two and three persons per household group. Due to declining birth rates, the average number of persons per household is anticipated to continue its decline. In 1986, the average household size was 2.64, and is estimated to decrease to 2.46 by 2010 as a result of lower fertility rates and aging of the population.

d. Race - Ethnicity

Race-ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. The cultural influences of races are often reflective of preferences for housing type, location of housing, associated services, and household composition. For example, the concept of "extended family" can have implications on the definitions of overcrowding and housing conditions. The racial and

ethnic composition of a community's population should also be more carefully examined at the neighborhood level.

Oceanside's population includes several races and groups of Spanish origin, and is predominantly caucasian. The 1990 Census provides the most recent ethnic group breakdown.

---

Table 5

RACE AND ETHNICITY  
1980

<u>Race/Ethnicity</u>	<u>Total</u>	<u>Percent</u>
Hispanic*	(14,118)	(18.0%)
White	58,157	75.8%
Black	5,759	7.5%
Asian	3,717	4.8%
American Indian	672	0.9%
Others	<u>8,393</u>	<u>10.9%</u>
Total	76,698	100.0%

\*Persons of Hispanic origin can be of any race and are included in the following categories.

Source: 1980 Census

---

Although the race and ethnic character of the City did not significantly change from 1980 to 1990, the percentage of the City's population of Hispanic origin has increased from 18.4% in 1980 to 22.6% in 1990; Asian from 4.8% in 1980 to 6.1% in 1990; the Black population has increased slightly from 7.5% in 1980 to 7.9% in 1990. See Tables 5 and 6.

Table 6

RACE AND ETHNICITY  
1990

<u>Race/Ethnicity</u>	<u>Total</u>	<u>Percent</u>
Hispanic*	28,982	(22.6%)
White	95,938	74.7%
Black	10,129	7.9%
Asian	7,825	6.1%
American Indian	910	0.7%
Others	<u>13,599</u>	<u>10.6%</u>
Total	128,401	100.0%

\* Persons of Hispanic origin can be of any race and are included in following categories.

Source: 1990 Census

e. Age of Population

Age distribution is an important market characteristic, because housing demand within that market is influenced by the housing preferences of these age groups. Demand for housing that responds to the young adult population (20-34 year olds) traditionally takes the form of apartments, low to moderate cost condominiums, and smaller single family units; the 35 to 65 year old group generates demand for moderate to high cost apartments and condominiums and larger single family units; the 65 years and older age group generates demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. Many seniors also live in older larger houses that was the family's home. See Table 7.



---

Table 7

POPULATION BY AGE AND SEX  
1980

<u>Age</u>	<u>Male</u>	<u>Female</u>
0-4	3,276	3,136
5-17	6,543	6,495
18-64	23,803	22,935
65+	<u>4,544</u>	<u>5,966</u>
Total	38,166	38,532
Median Age:	27.4	
Total Median Age	28.6	

*Source: 1980 Census*

---

The City's population is projected to age in accordance with regional and national trends. Estimates by SANDAG for the age distribution of the City support those projections: the median age has increased from 28.6 years in 1980 to 31.2 years in 1988. Table 8 compares changes in the age distribution of the population of Oceanside from 1980 to 1988. Significant declines in the 14-34 year old groups were offset by increases in the 0-13 year old and 35 and older groups within the largest increase in the 35-59 year old group.

---

Table 8

PERCENT AGE DISTRIBUTION  
1980 & 1988

Age Group	Percent of Population <u>1980</u>	Percent of Population <u>1988</u>	Change in Percent <u>1980-1988</u>
0-4	8.4	9.8	+1.4
5-13	8.4	9.2	+0.8
14-17	5.7	4.2	-1.5
18-24	17.8	16.2	-1.6
25-34	16.4	15.8	-0.6
35-59	22.0	24.0	+2.0
60-64	4.9	5.1	+0.2
65-74	9.0	9.9	+0.9
75+	4.7	5.8	+1.1

*Source: 1980 Census Summary Report, SourcePoint: 1988 Age and Sex Estimates*

---

f. Income

Income characteristics of the population are important market indicators because they influence the range of housing prices in the community and the ability of the population to afford housing. The population of the city has historically had a median income below the median income of the county population. In 1980 and 1988, the city's median household income was 12 percent below the county's.

1) SANDAG Estimates

Based on SANDAG's estimates of income distribution in 1988, the proportion of the households whose income was lower than the regional median (\$29,755) was over 48%; regionwide, this figure was 42%. The City's median income (\$26,174) was lower than the regional median income (\$29,755). The City had the sixth (of 19 jurisdictions) lowest median household income in the San Diego region. These figures **cannot** be compared to the federal/state income figures because different assumptions and methodologies were used. See Table 9.

Table 9

HOUSEHOLD INCOME BY JURISDICTION  
SAN DIEGO REGION  
1988

<u>Jurisdiction</u>	<u>Median Household 1980 (1979 dollars)</u>	<u>Income 1988 (1979 dollars)</u>	<u>1988 (1987 dollars)</u>
Carlsbad	\$22,354	\$23,905	\$41,015
Chula Vista	16,797	16,917	29,026
Coronado	19,850	20,982	36,000
Del Mar	22,500	22,188	38,700
El Cajon	15,237	14,315	24,561
Encinitas	18,908	18,878	32,390
Escondido	15,258	16,005	27,460
Imperial Beach	12,987	12,748	21,872
La Mesa	16,802	16,246	27,875
Lemon Grove	17,941	16,445	28,215
National City	11,794	10,911	18,720
Oceanside	14,969	15,255	26,174
Poway	24,076	26,715	45,837
San Diego	16,409	16,599	28,480
San Marcos	18,215	18,147	31,136
Santee	20,448	29,623	35,385
Solana Beach	24,438	23,710	40,682
Vista	15,285	14,569	24,997
Unincorporated	21,241	21,221	36,410
Region	17,107	17,344	29,755

*Source: SourcePoint 1988 Household Income Estimates*



## 2) Federal/State Income Limits

The distribution by four income groups (very low, low, moderate, and others) can be analyzed using the following income categories as defined by the U.S. Housing and Urban Development for San Diego County in 1991. These figures are based on a median family income of \$41,300.

- Very low income families are defined as those families whose annual income equals from 0 to 50 percent of the median income (from \$0 to \$20,650 in 1991). (Adjusted for family size).
- Low income families are defined as those whose annual income equals from 50 to 80 percent of the median income (from \$20,650 to \$33,040 in 1991). (Adjusted for family size).
- Moderate income families are defined as those families whose annual income equals from 80 to 120 percent of the median income of (from \$33,040 to \$49,560 in 1991). (Adjusted for family size).
- Others are defined as those families whose annual income exceeds 120 percent of the median income of (over \$49,560 in 1991).

The U.S. Department of Housing and Urban Development (HUD) estimates "area median family income" and calculates income limits by "family" size. In HUD regulations, family has the same meaning as household. These income limits are used to categorize households by income.

The same circumstances apply to the moderate income level: The State Department of Housing and Community Development (HCD) uses HUD's area median family income to determine a set of moderate income limits by household size. See Table 10.

Table 10

INCOME LIMITS BY CATEGORY  
SAN DIEGO REGION  
1991

<u>Income Category*</u>	<u>Limit by Size</u>					
	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>
Very Low	\$14,450	\$16,500	\$18,600	\$20,650	\$22,300	\$23,950
Low	23,150	26,450	29,750	33,050	35,700	38,350
Median	28,938	33,063	37,188	41,313	44,625	47,938
Moderate	34,725	39,675	44,625	49,575	53,550	57,252
Above Moderate	34,725 +	39,675 +	44,625 +	49,575 +	53,550 +	57,252 +

\*Based on Median Income of \$41,300 (4/91).

*Sources: U.S. Housing & Urban Development and State Housing & Community Development*

g. Employment

Employment characteristics are important to housing market analysis, because employment is directly related to income and ability to afford housing. In addition, the relationship between the location of housing and the location of employment has an impact upon transportation systems. Oceanside is northwest of the major employment centers in San Diego County. Thus, substantial commuting occurs between these employment sites and housing areas in the City as the higher wages attract employees willing to incur the costs of commuting. However, a need for lower wage labor for the commercial and service centers of the City continues to increase. Thus, local affordable housing is a necessity.

Table 11 shows that trade (28.4%), Services (28.6%), and Government (12.9%) accounted for 69.9 percent of the total employment of the residents. Since the positions normally associated with these categories are relatively lower paying than positions associated with manufacturing and construction, the relatively lower income levels of households in Oceanside in comparison to the balance of San Diego County resulted. The low percent of agriculture employment (5.0% in 1988) adds support to the discussions of the farm workers needs (see Special Needs).

Table 11

EMPLOYMENT CHARACTERISTICS  
1988

<u>Industry</u>	<u>Employment</u>	<u>Percent of Total Employment Base</u>
. Agriculture, Forestry, Fishing, and Mining	1,483	5.0
. Construction	1,620	5.4
. Non-Durable Manufacturing	1,016	3.4
. Durable Manufacturing	2,671	8.9
. Transportation, Communication, and Utilities	604	2.0
. Wholesale Trade	870	2.9
. Retail Trade	7,639	25.5
. Finance, Insurance, and Real Estate	1,595	5.3
. Services	8,575	28.6
. Government	<u>3,861</u>	<u>12.9</u>
Total	29,934	100.0%

*Source: SANDAG 1988 Regional Employment Inventory*

More recent information from the California Employment Development Department estimates that the San Diego County annual average rate of growth in employment was 4.1 percent from 1980 to 1985.

San Diego County employment is estimated to have increased from 840,407 in 1980 to 1,163,156 in 1988 with the largest relative increases occurring in finance services (64.4%) and wholesale trade (61.7%). These employment opportunities will continue to generate a need for housing that responds to households throughout all income ranges.



h. Special Needs

*Introduction*

Special housing needs include those household who warrant additional discussion because they have unique requirements or conditions related to housing. These special households are identified in the state law: "Such as those of the handicapped, elderly, large households, families with female heads of households, and families and persons in need of emergency shelter" (Government Code Sec. 65583). In addition, this section also discusses military, students, and farmworkers. This section is intended especially to identify the segments within the City that will impact the competition for affordable housing. The demand is important because they often "compete" for the same type of housing. The lack of affordable housing for each of these groups is compounded by the relatively lower incomes associated with persons with special needs.

1) Handicapped/Disabled

The housing needs of the handicapped/disabled are difficult to measure. The census information is limited to data on work and transportation disabilities. Moreover, the definition of handicapped/disabled varies from one service agency to another.

The Department of Health and Human Services estimates that 10 percent of the total population in the United States is handicapped. Applying these national figures to the figure of approximately 125,823 persons residing in Oceanside results in an estimate of 12,582 handicapped persons in the City. See Table 12.

The data available from the census for handicapped-related items include responses to two disability questions. This information was updated in the 1988 Housing Assistance Plan for the City and it identified 12,586 disabled people. These figures are important to housing needs because the disabled have special design requirements and are less likely to be able to afford housing without assistance.

In Oceanside, the elderly comprised 41.6% of the total disabled from public transportation. The balance of 58.4% were small family and large family.

---

Table 12

WORK/TRANSPORTATION DISABILITY  
1988

Work Disability

With work disability	10,013	
1. In labor force		3,866
2. Not in labor force		6,148
a. Prevented from working		4,766
b. Not prevented from working		1,382
No work disability	97,871	
Total:	107,884	

Transportation Disability

Age 16-64	
With a public transportation disability	1,831
No public transportation disability	20,126

Disabled\*

Work disability	10,014
Transportation disability, age 65 +	<u>+ 2,573</u>
Total:	12,587

\* It was assumed that positive responses to the two disability questions would be considerably overlapped. To avoid double-counting, the 1,831 persons of age 16-64 with a transportation disability were omitted from the total.

Source: 1988-91 Housing Assistance Plan, City of Oceanside

---

## 2) Elderly

Many elderly households need smaller "efficiency" units to make independent living possible. Elderly persons have difficulty finding affordable housing because they often have limited incomes. Where elderly persons can live with other family members or can afford to maintain their own home, their housing needs can be met. Many single elderly persons need some form of housing assistance. In Oceanside an estimated 10,510 persons or 13.7% of Oceanside's total population, were over the age of 65 in 1980. The 1980 Census identified 6,670 elderly households (65+) of which 1,653 (24.8%) were renters. Applying the City's 1980 percentage (23%) of elderly households to the current occupied housing would result in an estimate of 10,100 elderly households (owners: 7,595, renters: 2,505). The 1980 census identified more than 358,000 individuals over the age of 55 in the San Diego County. This older segment of the population is growing rapidly. The groups of persons age 65 to 74 years grew at 61.0 percent, while persons 75 years and older grew by 63.9 percent. See Table 13.

The City conducted an analysis by Community Planning Area to identify the number of age restricted units in the City in 1988. Citywide, 18 percent of the units were restricted for seniors. The percent varied from 6 percent in two of the Community Planning Areas to 24 and 26 percent in the other two areas.

---

Table 13

ELDERLY HOUSEHOLDS  
1980 & 1988

<u>Year</u>	<u>Elderly Head (65+)</u>	<u>Percent of Total Households</u>
1980	6,670	23%
1988	16,927	16%

*Sources: 1980 Census and SourcePoint Estimates*

---



Although the current estimates are less detailed than the census, SourcePoint estimated that the City's population contains 16,927 people over 65 years of age (10,628 at 65-74 years and 6,299 over 75 years). Since 1970, the number of elderly residents (65 years of age or older) has increased, but the share of the total population represented by elderly persons has declined as other younger age groups have increased at a greater rate. Oceanside's Housing Assistance Plan (1988-1991) identified a total 2,036 Lower Income elderly persons that could benefit from rental subsidies.

### 3) Large Households

Large households are defined as those households with five or more persons. Large households generate a need for units with more than 3 bedrooms. This housing is more expensive and, due to the higher expenses associated with larger households, less affordable for low and moderate income households. The City had 2,999 such households in 1980, or 10.3% of the City's households. Approximately 1070 (35.7%) households were renters. Using the 1980 percentage of large households and applying it to the City's current (1990) households, would result in current estimate of 4,776 (owners: 3,071, and renters: 1,705) large households.

### 4) Single Parent Households

Single individuals with dependent children represent another important group with special housing needs. Current information concerning direct income for single-parent households with children is unavailable. The housing needs of single parent households have increased in recent years. The single employed parent typically desires minimal maintenance housing which is near employment, schools, shopping, day care, and recreational areas. The housing needs of this group generate special concern because the single parent household tends to have a lower income and a higher need for social services.

However, the poverty status of female-headed families is illustrative of the needs of this special group. Therefore, the proportion of single-parent households with children forms a significant portion of lower-income households in "need." Although no direct measurement of this need has been provided, the census information provides an indication of the magnitude of such needs. The 1980 Census identified 1,782 female headed households with children, accounting for 6.1% of the City's households. Applying this percentage to estimate the City's

current number, would result in approximately 2,829 female-headed households. Further, women tend to be paid lower wages, which impacts the need for affordable housing.

#### 5) Military

The military population's influence on the demand for housing takes two forms; (a) the existing service households trying to find housing; and (b) the former (either retirement or non-retirement separations) service households trying to find housing. The most recent statistics from the Marine Housing Referral Office estimate that approximately 2,000 military families are on a waiting list for housing and the waiting period varies from 6 to 24 months. The major concentrations of military population center around entrances to Camp Pendleton.

This Marine Base Camp is a substantial installation that provides some military housing on base. Family housing consists of units for 665 officer households and 3,906 enlisted households; a total of 4,571 units existed in 1990. An additional 249 spaces for mobile homes are located in the San Onofre area. However, due to long waiting lists and eligibility requirements, a substantial portion of the military personnel seek housing in the Oceanside area.

#### 6) Student Housing Need

Student Housing is considered as a factor that affects housing availability. Although students may produce only an individual temporary housing need, the impact upon housing demand and post-study residence is critical in the immediate university areas. No university is located within the City of Oceanside. The student demand for housing is relatively insignificant and would be reflected as part of the regional market. The largest college in the City is Mira Costa (Oceanside Campus) with an enrollment of 9,002 in the fall of 1990; however, most students are resident/commuters who do not generate additional demand for housing. A new California State University (San Marcos State University) is being developed in San Marcos and could slightly impact the Oceanside market, but not during the time frame of this element.

The other large universities/colleges have little impact on the student housing market in the City. San Diego State University, the largest university in the region, has an enrollment of 35,309 students, but provides housing for only 2,489 students on campus.

The University of San Diego houses approximately 2,000 students on campus for a student enrollment of 5,300. The University of California at San Diego provides on campus housing for 4,700 students for a student enrollment of 16,187. Other smaller universities and junior colleges in the county create similar housing problems.

The same market forces that impact the lower income housing population will influence student housing. The high cost of housing, condominium conversions, and student restrictions make it difficult for students to find affordable housing. This influence is extended beyond graduation and has a detrimental impact upon the region's economy. Recent graduates provide a specialized pool of skilled labor that is vital to the region; however, the lack of affordable housing can lead to their departure from the region.

## 7) Homeless

The needs of the homeless have received substantial attention in the past few years. The exact amount of homeless persons is difficult to estimate because they are highly mobile, do not have residences, and are often reluctant to volunteer information. However, based on observations by local officials and interviews with local service providers, the City estimated that 956 urban homeless (does not include migrant workers) could be found in the City at the end of 1989.

Existing service agencies indicate that a growing need exists for limited-term shelter facilities for individuals and families with no available shelter due to the following constraints: limited fixed income, unemployment, recent eviction, mental problems, family violence or difficulty adopting to a new culture. The target group of approximately 5,000 (countywide), consists of men, women and children of all ages (Regional Homeless Task Force). Several organizations within the City and County provide assistance to the homeless on a temporary or emergency basis.

At the request of the City, the Oceanside Task Force for the Homeless was formed to study the status of the homeless and available services. The Mission of the Oceanside Task Force for the homeless is to:

- Make the Oceanside Community aware of the growing number of homeless people in Oceanside and why.
- Identify the different segments of the homeless population and the problems they face.



- List existing programs for the homeless and financial aid that is available for the creation of new programs in North County.
- Provide a committee structure in which local churches, service providers, the business community, the city and any concerned individuals provide support for current programs and develop new programs to combat the problems created by homeless.

The survey results are summarized in Table 14. The survey is based on 956 homeless, of which 70% are men; 30% are women and children.

---

Table 14

HOMELESS POPULATION  
1989

<u>Total</u>	<u>Percent</u>	
956	100%	Homeless surveyed
669	70%	Men
287	30%	Women and Children
287	30%	Are from the San Diego Area
545	57%	Have lived in Oceanside one year or more (63% 6 months plus)
468	49%	Find shelter wherever they can (69 said they lived in shelter, not that many shelter beds)
631	66%	Between 20 and 40
526	55%	Have a 12th grade education
201	21%	Have gone to a trade school or have some college education
784	82%	Are unemployed
296	31%	Had a steady job one month ago
478	50%	Were earning more than minimum wage
163	17%	Of the homeless have a disability of some kind; of these individuals, 50% receive compensation.

---

Table 15 identifies the service providers that provide shelter to the homeless.

Table 15  
HOMELESS SHELTERS  
1990

<u>Provider</u>	<u>Beds</u>	<u>Services</u>
Women's Resource Center	36	Shelters for battered spouses
Salvation Army	--	Distributes emergency shelter vouchers for a local hotel
Br. Benno Foundation		Operates two shelters:
	6	• Martha and Mary for women and children
	6	• Peter and Paul's for mentally ill men
Church Rotational Shelter	--	For homeless families during winter months
Good Samaritan	9	Emergency shelter for homeless men
Ecumenical Service Center	--	Shelters and a wide range of other emergency services
Gateway	120	Emergency shelter for homeless families

*Source: City of Oceanside staff*

Based on the analysis of needs and available services, the City has a relatively low level of unmet need. However, the City will provide housing assistance to the homeless to continue its growing commitment to their needs (see Programs, Chapter 5). The City has identified sites suitable for development with homeless facilities (see Site Analysis).

## 8) Farmworkers

The housing needs of the farmworker are also difficult to quantify. The 1980 Census provided indirect measurements of the extent of farmworkers. The undocumented immigrant and migrant worker form a substantial part of the farmworker population. The ability to gather information about the farmworker is limited because they are so mobile and reluctant to participate in any survey. Local Immigration and Naturalization Service officials have estimated that up to 80% of "migrants" in North San Diego County received temporary work pursuant to the Immigration Reform and Control Act's Amnesty Provisions. The approval rate for adjustment to permanent residence is extremely high - currently running at 95% of all amnesty applications. The high cost of housing and low wage scale has forced a significant population to seek housing alternatives (spider holes and underbrush encampments). Several trends will aggravate this special housing need: (a) the families are increasingly joining the workers, and (b) the year-round nature of the region's agricultural base. The 1980 Census provided a few indicators of the potential farmworker population.

Farmworkers are defined as those households whose wage earners make their living through seasonal agricultural work and who move with the seasons to different farming areas or communities. Permanent residents who work in agriculture doing similar work, but who live in Oceanside the entire year, are included in the City's estimates of households needing assistance due to affordability. The 1980 census revealed that approximately 2,071 individuals in the City were employed in the agriculture, forestry, fisheries and mining industries. While these indicators do not directly measure farmworker population (nor the housing needs of farmworkers), they do suggest that the farmworker has a need for housing. Based on SANDAG calculations, it is estimated that there were approximately 1,216 agricultural workers in 1988 in the City.

In addition to a growth in flower and foliage production, fruit production has experienced a rapid expansion in San Diego County over the past decade. Moreover, the work force involved was so largely undocumented prior to employer sanctions taking effect (December 1, 1988) that ten year-old census numbers are not reliable indicators to gauge farmworking housing needs. The majority of these workers are employed in activities associated with avocado, citrus, tomato, and strawberry crops. The latter two crops are significantly more labor intensive.



Based on information from California Rural Legal Assistance, the farmworkers and day laborers in North San Diego County will by and large continue to be unaccompanied males.

The term "Farmworkers" may be misleading since a substantial portion of this special need group consists of two distinct entities: migrant farmworkers and day workers. The day workers include a large work force which may not be farmwork related. Oceanside's day workers are insignificant because the migrants are largely farmworker employees. Based on City staff analysis, no evidence of day worker concentrations exist, and the City has not had to deal with issues of hiring halls or other day worker issues.

The City has obtained a lease for a site on an existing agricultural operation which will provide 21 beds in three mobile homes with kitchen and recreation facilities in a remodeled existing structure. Nino de la Palmoa will use \$100,000 from AB 617 funds and \$35,000 from the grower.

## 2. SUPPLY

### a. Existing Housing

The supply characteristics are the other components of the Housing Market Analysis. Demand is people oriented; supply is unit oriented. The total supply of housing for the City was 51,109 units in 1990. Based on the 1990 Census, the City added 18,376 units since 1980. This rate of growth represents an increase of 56.1% from 1980 to 1990.

The housing is predominantly single family (56% in 1980) at an increasing rate (57.8% in 1990). The figures in Table 16 reveal several other significant supply characteristics. These figures use DOF estimates for January 1, 1990 (49,982) because the detailed housing counts for April 1, 1990 Census were not available at the time of this analysis. The housing stock grew by 53.1%, or 5.3% per year, (17,345 units) from 1980 to 1990 while the population increased by 64%. Of this growth in supply, 11,479 units were single family. From 1980 to 1990, 5,763 multi-family units were also added to the City's housing. This change slightly lowered the percent of multi-family units of all units from 36% in 1980 to 35% in 1990. See Table 16.

The housing supply in the City has increased at a faster rate than housing supply in San Diego County. The City's housing stock comprised 4.5 percent of the County's housing stock in 1980 and 5.3 percent in 1990.

Table 16

TOTAL HOUSING  
1980 - 1990

	<u>Single Family</u>	<u>Two to Four Units</u>	<u>Five or More Units</u>	<u>Mobile Homes</u>	<u>Total Occupied</u>	<u>Vacant Units</u>	<u>Total Units</u>
1980	18,314	2,959	8,834	2,530	29,022	3,615	32,637
1981	19,018	2,988	9,058	2,528	29,921	3,671	33,592
1982	19,552	3,097	9,155	2,527	31,025	3,306	34,331
1983	19,955	3,140	9,163	2,578	31,470	3,366	34,836
1984	20,408	3,234	9,317	2,517	32,396	3,080	35,476
1985	21,429	3,360	9,971	2,517	34,143	3,134	37,277
1986	23,311	3,407	10,349	2,547	35,978	5,636	39,614
1987	24,589	3,535	11,045	2,600	41,769	3,814	41,769
1988	26,278	3,711	12,743	2,686	40,415	5,003	45,418
1989	27,874	3,781	13,866	2,702	43,910	4,313	48,223
1990	29,793	3,826	13,640	2,723	46,374	3,608	49,982

Source: California Department of Finance, 1980 Census

b. Projected Housing

Oceanside is projected to add 32,900 occupied housing units (91.4% increase) from 1986 to 2010. The San Diego region was projected to add 441,700 occupied units (57.3% increase) from 1986 to 2010.

Regionwide, growth in multiple family units will average approximately 2.2 percent per year to the year 2000, exceeding the increase of 1.7 percent per year in single family units. The increase in housing units in certain areas will be more pronounced than in other areas within the region. The City's share of the region's total occupied housing is projected to increase from 5.1% in 1986 to 5.7% in 2010. During the forecast period 1986-2010, the cities of Carlsbad, Escondido, Oceanside, Poway, San Diego, San Marcos, and Santee will have the largest percentage increase in housing units.

c. Housing Costs

Although the term "Housing Needs" includes such components as total unit number and types, age and condition, vacancy rates and over-crowding, the most overwhelming problem facing the region is the cost of housing. Although affordability is still a challenge for the City, it is fortunate that the City has more affordable units than many jurisdictions within the region. The factors contributing to the rapid acceleration of

property values and housing costs are numerous and is discussed in greater detail in the housing constraints section.

1) Owner Units

The 1990 prices of resale homes in Oceanside ranged from \$60,000 to \$640,000 for a single family home. The San Diego Chamber of Commerce has estimated the annual median price of new homes from 1985 to 1989 for San Diego County: \$118,500 in 1985; \$123,500 in 1986; \$133,300 in 1987; \$152,500 in 1988; and \$164,000 in 1989. The California Association of Realtors Survey in December, 1988 showed the median price of housing for San Diego County to be \$147,788.

2) Renter Units

The 1980 U.S. Census documented the cost of existing rental housing in the City of Oceanside. The amount of money paid by renters in both multi-family and single-family units was reported in the 1980 U.S. Census. The median rent paid for all types and sizes of rental housing was \$287 in 1980.

The City of Oceanside conducted a survey of apartments in July 1990 which provides a basis to update an analysis of rental costs. This survey is also used in the vacancy discussion in this element. See Table 17.

---

Table 17

APARTMENT RENTAL COSTS  
1989 & 1990

<u>Unit Type</u>	<u>Number Surveyed</u>	<u>Average Rent Per Month*</u>	
		<u>1989</u>	<u>1990</u>
Studio	204	\$384	\$397
1 Bedroom	1,654	\$494	\$512
2 Bedroom	2,817	\$605	\$628
3 Bedroom	258	\$714	\$741

\*96-99 percent of tenants paid gas and electricity which are **not** included in monthly rent figures in the table (\$50-\$60-\$70-\$80 for purposes of affordability analysis in text).

Source: 1989 & 1990 City Survey

---



d. Tenure

Of the City's 29,022 occupied housing units in 1980, slightly over half of the units (55.4 percent) were owner occupied units and condominiums. Ownership rates are important because they are directly related to housing types and turnover rates. The increasing costs of single family ownership suggest that the rate of ownership will decrease. See Table 18.

Although Table 16 reveals that more single-family dwellings have been constructed than other types of housing; multi-family housing projects have greatly increased due to the increasing costs of single-family ownership preventing many renters from purchasing homes. Single-family homes are more likely to be owner-occupied; while multiple family units are more likely to be renter-occupied.

---

Table 18

TENURE  
OCCUPIED HOUSING UNITS  
1980 & 1988

	-----1980-----		-----1988-----	
<u>Tenure</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Owner	16,066	55.4	20,285	47.1
Renter	<u>12,956</u>	44.6	<u>22,801</u>	52.9
Total	29,022		43,086	

*Sources: 1980 U.S. Census Population and Housing  
1988 Housing Assistance Plan*

---

e. Condition

A number of housing units in Oceanside are beginning to show a need for rehabilitation. The scope of rehabilitation needed ranges from minor to substantial. Where it is not financially feasible to rehabilitate the units, replacement housing may be required. The substandard units are shown in Table 19.

Table 19

SUBSTANDARD UNITS  
1988

Total owner occupied substandard	729
Total renter occupied substandard	1,707
Lower income substandard (owner occupied)	259
Lower income substandard (renter occupied)	1,261
Owner vacant substandard	63
Renter vacant substandard	268

*Source: 1988-91 Housing Assistance Plan, City of Oceanside*

The estimates for substandard are based on an approved HUD methodology. However, it tends to weigh age of structure more heavily than would be appropriate for developing areas in Southern California and may under-estimate the number of substandard units.

The age of housing in the City is an important characteristic of supply because it is an indicator of the condition of the City's housing. Many federal and state programs use "age of housing" among others, to determine housing needs and the availability of funds for housing and/or community development. For those purposes, the most significant measure of the age of housing is the number of units built before 1940. Regionwide, 7.0 percent of the total housing stock was constructed prior to 1940. In Oceanside, less than 3 percent of the housing stock was built before 1940. Table 20 also shows that over 70 percent of the units have been added since 1970.

f. Assessment of "At-Risk" Assisted Units

The State law governing housing elements was amended in 1989 to require that housing elements contain an analysis of at-risk units and program(s) for preserving assisted housing developments. "At-Risk" units are defined as those assisted units which are at risk of being converted to conventional projects and potentially losing affordable housing for lower income households. This action must be adopted by January 1, 1992. The analysis must cover a number of federal and state programs as well as any projects developed with local assistance (e.g., inclusionary housing and density bonus).

Table 20

YEAR HOUSING BUILT  
1940 - 1990

<u>Year Built</u>	<u>Number</u>	<u>Percent</u>	<u>Annual Average</u>
Before 1940	1,205	2.4	--
1940-1950	2,147	4.3	214
1950-1960	3,907	7.8	391
1960-1970	7,173	14.4	717
1970-1980	17,236	34.5	1,724
1980-1990	18,314	36.6	1,831

Total Housing Stock: 49,982

Sources: 1980 U.S. Census Population & Housing  
1990 California Department of Finance Estimates

- 1) The City has five projects that could be classified as "at-risk": Villa De Cortez (1991), Eldorado (1991), Casita De Cortez (1992), Canyon Apartments (1994), and North River Club (2003). All these projects are family developments except Eldorado. The potential loss of 378 low income affordable housing units could begin with 11 units at Villa de Cortez. Both Villa De Cortez and Casita De Cortez have officially notified the City that they may be converting their projects.
- 2) The costs of preserving the units is considerably less than the cost of replacing them. According to the Oceanside Housing Department, the average subsidy on Section 8 Certificates is between \$300 and \$400 per month. If the typical subsidy is \$350, over a ten-year period, it would be equal to:

$\$350 \times 12 \text{ months} = \$4,200 \text{ per year per unit subsidy}$   
 $\$4,200 \times 10 \text{ years} = \$42,000 \text{ per unit preservation cost}$

The usual cost per square foot of new construction in San Diego County in 1989 was \$100. In June 1992, the major newspaper reported costs in the County ranging to \$168 per square foot for condominium units. However, the same report showed a low of \$82 per square foot for newly constructed units in Oceanside.



Using this lower cost, the replacement of units are calculated, at a minimum to be as follows.

a. Villa de Cortez Project of 11 Units at 625 square feet each

\$82 x 625 sq ft x 11 units =	\$563,750 Replacement Cost
\$42,000 x 11 units =	\$462,000 Preservation Cost

b. Casita de Cortez Project of 12 Units at 607 square feet each

\$82 x 607 sq ft x 12 units =	\$597,288 Replacement Cost
\$42,000 x 12 units =	\$504,000 Preservation Cost

- 3) A number of public and private non-profit corporations are known to the City that would have the legal and managerial capacity to acquire and manage these housing developments. The City has not established criteria, evaluated, nor initiated contacts for an expression of any interest. However, potential entities would include:

- City of Oceanside Housing Authority,
- Salvation Army,
- Interfaith Housing Foundation,
- Church of God Homes,
- Women's Resource Center.

These entities have been active in housing programs within the City. At a regional scale, numerous other options would be available. Contacts with the non-profits will be initiated in first year of the City's program for at-risk units.

- 4) Funding for this strategy could come from several sources that are available to the City on a recurring base.

<u>1991-1996</u>	<u>Funds</u>	<u>Total Obligated</u>	<u>Potential Available</u>
Housing Authority Reserves	None	N/A	N/A
CDBG	\$5-6 million	60-70 %	\$300-420,000
Tax Increment Financing*	\$8-9 million	90-95 %	\$635,000
Federal/State	(Cranston-Gonzales National Affordable Housing Act)		

\*Under the grandfather clause, 20 percent set-aside has been deferred until 1996. At that point, \$350,000 per year will be available. However, a one- time windfall has set-aside \$450,000. Thus, \$625,000 could potentially be available (\$450,000 + 1/2 year at \$350,000/year). However, additional lower income needs will also have to be addressed with these same funds.

Although the potential available funds totaled \$1.6 million, the actual amount may be substantially less due to the need for a variety of other housing assistance (e.g., rehabilitation and infrastructure improvements) for lower income families.

Table 21

AT-RISK UNITS  
1990

<u>Project Name</u>	<u>Total Units (FHA/Sec. 8)</u>	<u>Earliest Date of Subsidy Termination</u>	
		<u>FHA</u>	<u>Section 8</u>
Villa De Cortez 310 N. Clementine Oceanside	11/0 Family 236(J)(1)	April 20, 1991	--
Eldorado 115 S. Clementine Street Oceanside	86/85 Elderly 236(J)(L)/202	Feb. 28, 2012	July 29, 1991
Casita De Cortez 520 North Freeman Oceanside	12/0 Family 236(J)(1)	Jan. 13, 1992	--
Canyon Apartments 145 Canyon Drive Oceanside	152/0 Family 236(J)(1)	April 16, 1994	--
North River Club 4500 North River Road Oceanside	56/56 Family 221(D)(4)	--	Aug. 24, 2003
<hr/>			
378 Units			

Source: "Inventory of Federally Subsidized Low-Income Rental Units At Risk of Conversion" California Coalition for Rural Housing Project, March 1, 1990

The owner of two projects, Villa de Cortez and Casita de Cortez, filed a Notice of Intent on December 28, 1990 to convert both properties. A Notice of Election to Proceed was filed by June 8, 1992. Action Program 2.d., Chapter 5, addresses the City's program to preserve at-risk units.

The owner of the Canyon Apartments was not eligible to file until June 1, 1992. If the owner wishes to do so, the options would be to (a) extend the program, (b) sell to another where, under LIHPRHA, the buyer would be required to keep it low-income, or (c) leave the program by demonstrating that the stringent requirements to exit the program do exist. As of July 13, 1992, the owner of the Canyon Apartments had not filed a Notice of Intent. Until the Notice of Intent is filed, the City cannot begin outreach to preserve these units. In consultation with the owner, it was determined that the program will be continued beyond the time frame of the Housing Element.

The Eldorado project, which was also financed by Section 236, did not have a prepayment option as it is owned by a nonprofit, and must maintain its use restrictions until at least 2012. It is also covered by a Section 8 Loan Management Set Aside (LMSA) Contract which was renewed for an additional five years in 1991, such that in July, 1996, it will need an additional contract renewal. While the financial security of this project could be at risk if there are insufficient federal appropriations to renew expiring Section 8 contracts, it can be anticipated that the contract will be renewed.

As noted in the discussion above, the owners of these projects do not intend to actually convert them. However, Action Program 2.d. is included to assure the preservation of the Villa de Cortez and Casita de Cortez projects. Should the Canyon Apartment units be at risk of conversion, all available federal and state funding sources will be considered to help preserve this project.

### 3. SUPPLY/DEMAND INDICATORS

#### a. Overcrowding

Overcrowding is a measurement of the number of people in a house. It can serve as a warning sign that a community does not have an adequate supply of affordable housing and/or housing units for large families. The combination of low wages and high housing costs have forced many low income households to live in an extended family environment or double up. The term "overcrowded" is applied to units with more than



1.01 persons per room per unit. According to 1980 Census data, Oceanside had 1,884 (owners: 647, renters: 1,237) "overcrowded units" accounting for 6.5% of the City's total occupied housing units. Applying this percentage to the City's 1990 estimate of occupied housing units, it can be estimated that the City has approximately 3,014 (owners: 1,035, renters: 1,979) overcrowded units. Thus, overcrowding in the City is comparable to the regional norm (5.5%). See Table 22.

---

Table 22

OVERCROWDING  
1980 & 1990

	<u>Owners</u>	<u>Renters</u>	<u>Total</u>
1980	647	1,237	1,884
1990	1,035	1,979	3,014

*Source: 1980 Census and 1990 Department of Finance  
Population & Housing Estimates*

---

b. Affordability

The dynamics of demand and supply can be indicated by measuring the portion of a household's income that is spent for housing. For the renter, this figure would include rent and utilities; for the owner, this figure would include monthly housing payment (mortgage, insurances, and taxes) and utilities. This measurement is often expressed in terms of overpayers, households paying an excessive amount of income for housing. This indicator is an important measurement of local housing market conditions because it not only reflects the affordability of housing in the community, but it is also one standard that federal and state agencies use to determine the extent and level of housing and community development assistance that should be allocated to the household and the community.

The standard measurement of housing affordability used by many agencies is that very low and low income households should spend no more than 30 percent of their income for housing. Of the City's total households in 1980, 12,004 (41%) paid more than 25% of their income

for housing costs (30% was not available). Many of these households had incomes less than 80% of the median income for San Diego County. Table 23 illustrates a breakdown of lower income households (very low and low) in Oceanside paying over 25% of their income for housing at that time.

---

Table 23  
LOWER INCOME OVERPAYERS  
1980

<u>Total</u>		<u>Owners</u>		<u>Renters</u>	
<u>Very Low</u>	<u>Low</u>	<u>Very Low</u>	<u>Low</u>	<u>Very Low</u>	<u>Low</u>
5,909	4,698	1,418	1,441	4,491	3,257

*Source: 1980 Census: The first line is based on paying more than 25% of their income for housing; the City's definition and current federal and state standard is more than 30%; the census information for 25%-35% of income for housing was split to produce an estimate for 30%.*

---

Table 24 reflects the number of lower income households by household type (elderly, small family, and large family) requiring rental subsidies (8,188). Of the City's total households, approximately 25% represent lower income households who overpay (receive rental subsidies). The estimated figures in Table 24 were contained in Oceanside's 1988 Housing Assistance Plan.

---

Table 24

LOWER INCOME OVERPAYERS  
1988

	<u>Very Low Income</u>	<u>Other Low Income</u>	<u>Total</u>
Elderly	1,320	566	1,886
Small Family	4,338	1,933	6,271
Large Family	426	235	661
Total	6,084	2,734	8,818

*Source: 1988-91 Housing Assistance Plan, City of Oceanside*

\*Uses 30% criteria.

---

Although the most thorough base for affordability data is the 1980 Census, more recent information has been compiled by the California Association of Realtors that provides another indicator of affordability. Their survey in fall of 1988 indicated that 26 percent of households in the San Diego area could afford to purchase the median priced single family home.

c. Vacancy

The condition of the housing stock in the City is a result of a composite of the factors discussed in the previous pages: recent construction, little overcrowding, adequate facilities, and high owner ratios. The balance between supply and demand in the City's housing market is another indicator of the market dynamics. One of the characteristics that is most often used to measure this balance is vacancy rates. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Conversely, low vacancy rates usually indicate high demand and/or low supply conditions in the housing market.



However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market. Several sources exist that monitor vacancy rates: California Department of Finance, Census Bureau, Park Weaver Realty, and the Office of Thrift Supervision of San Francisco. The vacancy rates determined by the U.S. Census Bureau, and the California Department of Finance are census driven and therefore generally report higher vacancy rates. The Office of Thrift Supervision (formerly Federal Home Loan Bank Board) of San Francisco conducts annual vacancy surveys of the cities in the region. This information is gathered by zip code. According to the Office of Thrift Supervision, the City's overall vacancy rate was 4.3 percent; for single family this rate was 2.6 percent and 7.2 percent for multiple family units in the City in 1988. The California Department of Finance estimated Oceanside's 1988 vacancy to be 11 %. See Table 25.

In addition to these sources, the City of Oceanside periodically conducts vacancy surveys of apartment units. In July 1990, the overall vacancy rate of the surveyed units was 7.5 % (9.7 % in October 1987, and 8.2 % in November 1988). These figures are consistent with the Federal Home Loan Bank Board publications for the City.

---

Table 25

VACANCY RATES BY RENT RANGE  
1990

<u>Type of Unit</u>	<u>Total Units Surveyed</u>	<u>Vacant Units</u>	<u>Percent</u>
Studio	204	27	13.2
One-Bedroom	1,654	114	6.9
Two-Bedroom	2,817	211	7.5
Three-Bedroom	<u>258</u>	<u>17</u>	<u>6.6</u>
Total	4,933	369	7.5

*Source: Apartment Vacancy Rate Survey, City of Oceanside; Report dated August 28, 1990 (Survey July 15, 1990)*

---

Vacancy rates which indicate "market balance" (a condition where rates indicate an acceptable level of vacancy: remodeling, seasonal variations and turnovers) are generally accepted to be from 3.0 percent for single family to 5.0 percent for multi-family. The higher vacancy rates in the City do have housing market implications:

---

Table 24

LOWER INCOME OVERPAYERS  
1988

	<u>Very Low Income</u>	<u>Other Low Income</u>	<u>Total</u>
Elderly	1,320	566	1,886
Small Family	4,338	1,933	6,271
Large Family	426	235	661
Total	6,084	2,734	8,818

*Source: 1988-91 Housing Assistance Plan, City of Oceanside*

\*Uses 30% criteria.

---

Although the most thorough base for affordability data is the 1980 Census, more recent information has been compiled by the California Association of Realtors that provides another indicator of affordability. Their survey in fall of 1988 indicated that 26 percent of households in the San Diego area could afford to purchase the median priced single family home.

c. Vacancy

The condition of the housing stock in the City is a result of a composite of the factors discussed in the previous pages: recent construction, little overcrowding, adequate facilities, and high owner ratios. The balance between supply and demand in the City's housing market is another indicator of the market dynamics. One of the characteristics that is most often used to measure this balance is vacancy rates. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Conversely, low vacancy rates usually indicate high demand and/or low supply conditions in the housing market.

However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market. Several sources exist that monitor vacancy rates: California Department of Finance, Census Bureau, Park Weaver Realty, and the Office of Thrift Supervision of San Francisco. The vacancy rates determined by the U.S. Census Bureau, and the California Department of Finance are census driven and therefore generally report higher vacancy rates. The Office of Thrift Supervision (formerly Federal Home Loan Bank Board) of San Francisco conducts annual vacancy surveys of the cities in the region. This information is gathered by zip code. According to the Office of Thrift Supervision, the City's overall vacancy rate was 4.3 percent; for single family this rate was 2.6 percent and 7.2 percent for multiple family units in the City in 1988. The California Department of Finance estimated Oceanside's 1988 vacancy to be 11 %. See Table 25.

In addition to these sources, the City of Oceanside periodically conducts vacancy surveys of apartment units. In July 1990, the overall vacancy rate of the surveyed units was 7.5 % (9.7% in October 1987, and 8.2% in November 1988). These figures are consistent with the Federal Home Loan Bank Board publications for the City.

---

Table 25

VACANCY RATES BY RENT RANGE  
1990

<u>Type of Unit</u>	<u>Total Units Surveyed</u>	<u>Vacant Units</u>	<u>Percent</u>
Studio	204	27	13.2
One-Bedroom	1,654	114	6.9
Two-Bedroom	2,817	211	7.5
Three-Bedroom	<u>258</u>	<u>17</u>	<u>6.6</u>
Total	4,933	369	7.5

*Source: Apartment Vacancy Rate Survey, City of Oceanside; Report dated August 28, 1990 (Survey July 15, 1990)*

---

Vacancy rates which indicate "market balance" (a condition where rates indicate an acceptable level of vacancy: remodeling, seasonal variations and turnovers) are generally accepted to be from 3.0 percent for single family to 5.0 percent for multi-family. The higher vacancy rates in the City do have housing market implications:



- The value and rent of all housing may increase during the time of the Housing Element in response to the market conditions.
- The supply of affordable units is scarce. The multi-family housing may decrease during the time of Housing Element based on General Plan and development trends. However, the City has sufficient multi-family sites at appropriate density to meet its regional share of affordable housing.

#### 4. CONSTRAINTS

This section of the Housing Element includes a discussion of the constraints upon the maintenance, improvement or development of housing for all income levels. The constraints are discussed in two contexts:

- Non-governmental: Including the availability of financing, price of land, and the cost of construction.
- Governmental: Including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing and permit procedures.

##### a. Non-governmental Constraints

Non-governmental constraints to affordable housing consist of three major factors: land costs, construction costs, and financing. The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are made available. The City has designated large amounts of land for residential uses. Regional demand and costs have a greater impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions which are not controlled by the City.

##### 1) Land Costs

Residential land prices contribute significantly to the cost of new housing. Raw land and improvements costs comprise approximately 24 percent of the total development costs of a residential dwelling. While a wide variety of land values exist within the City, oceanview lots are very expensive, while parcels in the older, more developed areas cost substantially less. Single-family and multi-family land costs average \$65,000 per acre for "raw" land and \$100,000 per acre for "finished" land. The cost per acre ranges from \$45,000 to \$120,000. (Figures from Property Department, Dick Nagler).

## 2) Construction Costs

Basic construction costs for residential developments have increased rapidly. Construction costs also have pushed up the cost of housing greatly, making home ownership unattainable for many households. A survey in 1990 by the San Diego Construction Industry Federation found that for a typical three-bedroom, two bath, 1,715 square foot single-family home with a 400 square-foot garage and 240 square-foot patio cost about \$90,000 to construct. Finished lot (\$90,000), fees and charges (\$25,000), soft costs (\$40,000), and profit (\$13,000) brought the total cost to \$258,000. Although these figures are based on a regional average, the proportions and costs provide an indication of the cost components for Oceanside.

## 3) Financing Costs

The cost of borrowing money for the planning and construction of a development is a major component of the selling price of a home. In fact, financing is the largest component of housing costs when both construction and long-term financing are considered. Many residents are not fully aware of financing costs as a component of housing costs. More familiar to potential buyers are the financing costs associated with a home mortgage. In an analysis of surrounding areas, it was found that there was similarity in financing rates, as well as the availability of financing to underserved income groups.

Home mortgage financing had received a considerable amount of attention due to the dramatic rise in interest rates. In 1978 residential mortgages were readily available at rates below 10 percent. By 1981, interest rates sky rocketed to 17 percent. By 1982, interest rates declined to 14 percent. In 1990 they were around 10 percent. Most housing analysts expect home mortgages to remain in the 10-15 percent range during the next several years. Interest rates, as well as the types of loans, become an important ingredient in determining the affordability of for-sale housing. As interest rates rise, significant portions of households no longer qualify for housing.

According to the lending experts at the California Association of Realtors, a buyer making a 10% down payment of \$15,000 on a \$150,000 home with a fixed-rate loan at the current rate of 10% would have to earn about \$56,296 annually. Monthly payments including principal, interest, taxes and insurance would total about \$1,407. However, a buyer wanting an adjustable-rate loan with an introductory rate of 8.3% would have to earn about \$47,658

annually to qualify for the loan. Initial monthly payments would be \$1,191 and would rise as soon as the loan rate adjusts upward in six or twelve months.

A buyer making a 20% down payment of \$30,000 on a \$150,000 home, with a fixed-rate loan at the current rate of 10% would have to earn about \$50,897. Monthly payments would be \$1,270. If a buyer wanted an adjustable-rate loan with an introductory rate of 8.3%, an income of \$43,130 would be required and the initial monthly payment would be \$1,078. See Table 26.

b. Governmental Constraints

1) Building Codes and Enforcement

The City adopted and enforces the Uniform Building Code, the National Electric Code, the Uniform Mechanical Code, and Uniform Plumbing Code which ensures that all housing units are built to specified standards. These codes are substantially determined by the technically qualified professional groups and adopted by most cities and the State of California. The City has adopted the code with few administrative amendments. The City does set standards more demanding than the code in some areas. These standards do not significantly increase construction costs.

Code enforcement is conducted by the City and is based upon systematic enforcement in areas of concern (e.g., Community Development Block Grant (CDBG), and redevelopment areas) and on a complaint basis throughout the City. Rehabilitation loans are available and described in the rehabilitation program section of the element.

2) Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). These improvements add to the cost of housing but are costs associated with the provision services necessary for health and safety. The City does have a number of programs designed to mitigate the site improvement costs for affordable housing developments (see Programs, Chapter 5).



---

Table 26

INTEREST RATES  
1990

FIXED RATE FIRSTS

<u>Lender</u>	<u>Int. Rate</u>	<u>APR</u>	<u>Pts.</u>	<u>Max. Years</u>	<u>Loan</u>
Wells Fargo	10.25	10.53	2.0	30	\$187,450
Security Pacific	10.125	10.40	2.0	30	\$187,450

FIXED RATE SECONDS

Far West	10.75	11.16	2.0	15	\$93,725
Heartland	11.125	11.54	2.0	15	\$93,800

ADJUSTABLE RATE FIRST

	<u>Int. Rate</u>	<u>APR</u>	<u>Pts.</u>	<u>Index</u>	<u>Margin</u>
Union Bank	8.625	10.97	1.5	1 YTB	2.60
Wells Fargo	8.75	11.3	1.75	6 MTB	2.75

<u>Lender</u>	<u>Rate Adjusted</u>	<u>Neg. Amort.</u>	<u>Max. Rate</u>
Union Bank	6 Mo.	No	13.75
Wells Fargo	6 Mo.	No	14.0

- The rates quoted are for prime, single-family, owner-occupied homes, purchased with a 20 percent down payment.
- The fixed-rate loans are competitive based on a combination of the qualifying interest rates and points for each kind of loan. APR is the Annual Percent Rate based on a \$100,000 loan.

Source: *San Diego Union* - July, 1990

---

### 3) Fees and Other Exactions

A survey of jurisdictions by the San Diego Construction Industry Federation found that for a typical three bedroom, two bath single family detached home with 1,800 square feet of living area valued at approximately \$139,000, development fees in San Diego County ranged from \$5,908 to \$21,507. Oceanside, with an average total fee cost of \$12,012, ranked tenth of the 19 jurisdictions in the region.<sup>1</sup> Table 27 compares Oceanside with other jurisdictions in the County.

---

Table 27

FEE COSTS BY JURISDICTION  
SAN DIEGO REGION  
1990

Escondido	\$21,507
San Marcos	19,131
Carlsbad	16,740
Poway	16,740
San Diego City	15,755
Chula Vista	14,969
Solana Beach	14,590
Encinitas	14,527
Santee	12,397
<b>Oceanside</b>	<b>12,012</b>
Vista	10,791
San Diego County	9,279
Imperial Beach	8,567
Lemon Grove	8,459
Del Mar	8,222
La Mesa	7,733
El Cajon	7,645
National City	6,443
Coronado	5,908

*Source: SourcePoint 1990 Fee Survey*

---

---

<sup>1</sup>Based on CIF figures produced at the request of the San Diego TRIBUNE, June 5, 1989.

Appendix A identifies the fees associated with development for the cities in North County San Diego, including the City of Oceanside in more detail. The fees in Oceanside for subdivision, impact, traffic, sewer and water, and parklands are comparable (or less) to the surrounding jurisdictions. The City has a number of programs designed to mitigate the processing fees for affordable housing developments (see Programs, Chapter 5).

#### 4) Permit Processing

The processing of permits varies, based upon the scope and type of project. General Plan Amendment (GPA) related projects are controlled by state requirements that limit the opportunities for GPA's during the year; rezonings, subdivision, approval, and other use/variance permits can also be part of the housing permit processing. Other requirements, notably the California Environmental Quality Act (CEQA), can add to the processing complexity.

The City has made a diligent effort to minimize the length of time to process residential development within the constraints of the need to comply to state requirements, to provide adequate public notice and input, and to insure that the development complies to local and state requirements. The City has a program that expedites affordable housing proposals (see Program section).

#### 5) Design Review

The City of Oceanside does not have a separate design review board or design review guidelines for residential development. Design review is accomplished simultaneously with the development plan review, thus avoiding multiple layers of local review procedures and/or standards. This saves time of developers of residential projects by combining the review into one development application, which is considered by the decision making body.

#### 6) Land Use Controls

##### *General Plan/Zoning*

Land use controls can take a number of forms that would impact the development of residential units. The General Plan establishes the overall character and development of the community, and designations of residential land use is an important control. The City's General Plan identifies a broad range of residential land use categories throughout the City. The plan provisions do not



constrain the opportunity for a broad range of housing types and densities.

Local land use controls also include zoning codes which shape the form and intensity of residential development. The City's zoning code offers a variety of residential land use that vary from single family (1 unit per 2.5 acre) to high density multi-family (43 units per acre). These categories also allow mobile home and emergency shelter units. Based on the site analysis of this element, the City has designated adequate amount of areas with residential zoning to meet its regional share. This analysis includes an identification of residential zoning patterns that provides the necessary density to respond to its entire affordable housing needs as identified in the Regional Housing Needs Statement prepared by the San Diego Association of Governments.

Residential projects are reviewed for compliance with all of the City's general plan elements and zoning ordinance, which is a standard process required under state law. The review process ensures that the goals, policies, and purposes of the general plan elements and zoning ordinance are carried out in the physical plan of a residential development. This includes the review of density, height, setbacks, open space, infrastructure, and other improvements to promote harmonious and workable relationships among land uses in accordance with planned long-term buildout of community areas. The City's project review process, which uses the state mandated land use tools of General Plan Elements and zoning ordinance, does not create impediments or onerous governmental constraints upon residential development.

### ***Residential Development Control System***

Another significant land use mechanism is Proposition A (now Chapter 32A of the City Code) which was adopted on May 13, 1987 by City Council based upon a citizen's initiative which instituted the Residential Development Control System (RDCS). This system established allotments for annual residential development: for the calendar year 1987, a maximum of 1,000 units and for the calendar years 1988-1999, a maximum of 800 units. Certain residential developments are exempted or excepted, including units formally dedicated for occupancy by low-income persons or senior citizens and/or infill development.

A more detailed evaluation of this land use control follows. The system is evaluated based upon a series of questions formulated by the State Department of Housing and Community Development.

- a) *Are the actions based upon actual and clearly defined environmental or public facility constraints?*

Yes, in Chapter 32A.1 of the ordinance, enacting the Residential Development Control System, the following findings were made:

- (a) The city has adopted a general plan and city ordinances relating to the regulation of residential development.
- (b) The city is experiencing a period of intense residential development which is adversely affecting the health, safety, and welfare of the citizens of Oceanside. This intense development has affected the capacity of the streets and local freeway system to satisfactorily meet traffic demands; the capacity of appropriate schools to absorb children without expensive school busing; the character of some of the neighborhoods of the community which have been identified as semirural, rustic, or agricultural in nature; the quality of life prevalent in the city and its sphere of influence; and the cost to households of some utilities and municipal services.
- (c) It is the intent of the people of the city to achieve a steady, rather than a fluctuating, overly-rapid, rate of residential growth each year in order that the services provided by city, school, park, utility and/or service agencies operating in the city can be properly and effectively staged in a manner which will not over-extend existing facilities, and in order that deficient services may be brought up to required and necessary standards while minimizing, by means of long-range planning, the avoidable costs of short-sighted facility expansion. In order to accomplish this, fees collected for drainage, schools, streets, utilities, parks and recreation facilities shall be utilized in a timely manner to ensure that new residents who pay impact fees will benefit directly from those facilities that are built within a reasonable time after they move in.
- (d) It is the intent of the people of the city to establish control over the quality, distribution and rate of growth of the city in the interest of:
  - (1) Preserving the character of the community;

- (2) Protecting the open space of the city; protecting the quality of life in the city;
- (3) Ensuring the adequacy of city facilities, school facilities, recreation and park facilities and services;
- (4) Ensuring a balance of housing types and values in the city which will accommodate a variety of families including families of moderate income and older families on limited and/or fixed incomes;
- (5) Ensuring the balanced development of the city;
- (6) Preventing further significant deterioration in the local air quality;
- (7) Ensuring that the traffic demands do not exceed the capacity of streets;
- (8) Ensuring that the character of the city's semirural or rustic neighborhoods is preserved;
- (9) Ensuring that the city does not grow in a pattern that places a severe strain on the local freeway system;
- (10) Ensuring the adequacy of fire protection; and
- (11) Ensuring adequate water and sanitary sewer systems.

(e) It is the purpose of this chapter to augment the policies of the city as recorded in the general plan and city ordinances relating to the regulation of residential development.

(f) In order to accomplish this purpose, the city must be able to control the rate, distribution, quality and economic level of proposed development on a year-to-year basis. To this end, the following residential development control system, hereinafter called "RDSCS," for the city shall be in effect from and after its effective date until December 31, 1999. (Ord. No. 87-22, Sec. 2, 5-13-87.)

b) *Is the locality taking all reasonable and available steps to relieve the constraints that make growth limitation necessary?*

Yes, the City has adopted a five-year Capital Improvement Program, Financing Facilities Plan, and a Community Facilities Element that is designed to address public facilities and service constraints. The financial tools necessary to implement these components will be determined by the City's fiscal abilities and demands for basic services during the next



five years. The City has also implemented or proposed an array of housing programs indicated in Chapter 5 that are exempt from the RDCS.

- c) *Does the City provide adequate incentives to encourage the development of housing affordable to low and moderate income households, consistent with the locality's share of the region's housing needs for all income levels?*

Yes, the ordinance provides an exemption for units "formally dedicated for occupancy by low income persons or senior citizens." SANDAG's regional share identified a need to construct 11,194 units from January 1, 1989 to July 1, 1996 (7,463 from July 1, 1991 to July 1, 1996). Based upon Department of Finance estimates of total housing units, the City added 1,759 units from January 1, 1989 to January 1, 1990, leaving a regional share balance of 9,435 units from January 1, 1990 to July 1, 1996.

Based upon the Department of Planning Analysis, the City expects to construct 1,800 units per year under the provisions of the RDCS. The limit in the RDCS of 800 units per year would enable 5,200 units ( $800 \times 6.5$  years) to be constructed. The balance of the regional share ( $9,435 - 5,200 = 4,235$ ) will be exceeded by the production of units under the RDCS and exemptions.

This projection is based upon the number of exceptions that occurred during the first three full years of the RDCS and the projected development to July 1, 1996 (Table 28a). Rancho Del Oro, a specific plan approved in 1985 for 4,840 residential units, is also exempted from the system. The residential component of that plan will be completed by 1995 and would add an additional 3,043 units from 1991 to 1996.

Although Table 28a does not by itself explain "substantial number of affordable units," it must be remembered that the table was not intended to explain all affordable housing. Rancho Del Oro is an exempt project which will add 3,043 units from 1991-1996.

Table 28a

RDCS EXEMPTIONS  
1988 - 1990

	<u>1988</u>	<u>1989</u>	<u>1990</u>
Four Units/Year/Developer	10	8	9
Fourplexes/Single Lot	20	4	0
Single Family/Single Lot	41	13	26
Redevelopment	97	59	32
Low Income/Seniors	265	75	23
Single Family/10,000 sq.ft. Lots	475	805	321
Total	908	964	411

Secondly, the City has opined that partially affordable units (e.g., density bonus) are completely exempted from the RCDs.

Table 28b indicates residential projects located in the Redevelopment Project Area which are exempt from the RDCS. Table 28c indicates mixed-use projects located in the Redevelopment Project Area which are also exempt from the RDCS.

New programs which will provide a substantial number of affordable units: inclusionary, new density bonus, redevelopment (at 29-43) D.U./Acre, a substantial portion which have proposed projects, as well as the coastal inclusionary requirement.

In summary, the City would only need to except 1,192 units over 5.0 years or 238 units/year (9,435 remaining regional share minus 5,200 allocation units minus 3,043 units from Rancho Del Oro). Thus, the City does have the capacity to meet its regional share for all economic segments.

Table 28b

## REDEVELOPMENT AREA PROJECT LOCATIONS

	<u>Location</u>	<u>Sq.Ft.</u>	<u>Subdistrict Zoning</u>	<u>Proposed Project</u>
1.	8th & Hill	15,000	Mixed Use Commercial(9)	None
2.	8th & Tremont	10,000	Residential(5)	None
3.	8th & Pacific	6,000	Residential(5)	Sunchase 3 Unit Condo
4.	8th & Myers	30,000	Residential(5)	Victoria Pt. - 20 Unit Condo
5.	8th & Tremont (west)	15,000	Residential(5)	None
6.	718 N. Cleveland (west side)	5,000	Residential(5)	None
7.	Mid 6th to 8th St. (east Tremont St.)	45,000	Residential(5)	Sunchase - 43 Unit Condo
8.	6th & 7th St.	30,000	Residential(5)	Tremont St. 22 Unit Condo
9.	5th & Cleveland	5,000	Residential(5)	None
10.	5th & Tremont	10,000	Residential(5)	None
11.	5th & Tremont	10,000	Com/Res(9)	Westmark Low Income
12.	Myers & Oak	5,000	Residential(5)	La Gaviota 3 Unit Condo
13.	4th & Weitzel	40,000	Residential(8B)	Ocean Summit
14.	4th & Summit	30,000	Residential(8B)	Fire Station
<b>GRAND TOTAL</b>		<b>256,000 Sq. Ft. = 5.87 AC.</b>		



Table 28c

COMMERCIAL REDEVELOPMENT

	<u>Location</u>	<u>Sq.Ft.</u>	<u>Subdistrict Zoning</u>	<u>Proposed Project</u>
1.	8th & Hill	50,000	Com/Res(13)	8th St. Triangle
2.	1000 Hill St.	87,120	Commercial(7B)	Proposed Sea Walk
3.	AT&SFI	76,500	(14)	Wind & Sea II
4.	AT&SF First to Mission East of tracks	135,000	(1) (14)	Catellus
5.	Hill & Mission Core Block	60,000	Commercial(1)	Core Block Proposed
6.	Tremont & Mission Core Block	60,000	Com/Res	Shuffler Plaza
<b>GRAND TOTAL</b>		<b>468,620 Sq. Ft. - 10.75 AC.</b>		

Potential for residential as part of a mixed-use development. Ability to maximize residential density levels contingent upon commercial development densities. Development standards and regulations based upon underlying commercial zone

d) *Does the City control industrial and commercial development that may increase the need for housing?*

No, the RCDS only applies to residential development; the balance of uses are controlled through the General Plan which accounts for the relationship between new jobs and housing needs as a part of overall Land Use Element.

- e) *Are the controls conditioned to be removed upon removal of the justifying constraints?*

The RDCS is in effect until December 31, 1999. The RDCS can be amended or supplemented to address changing conditions. The system does not affect General Plan or zoning designations. By excepting low income/senior projects, affordable housing is encouraged. The system also encourages economical use of infrastructure and city services which will make housing more affordable.

## 5. COASTAL HOUSING

Most of the City west of I-5 is included in the coastal zone. The City's policies on redevelopment, preservation, and condominium conversions have limited impacts on affordable housing and increased opportunities for replacement and additional affordable housing.

- a. Number of new units approved for construction in the Coastal Zone after January 1, 1982: 140 (of which 50 were "replacement units").
- b. Number of units for low and moderate income households required to be provided either within the Coastal Zone or within 3 miles of it: 5 (of which in lieu fees may be paid for: 4).
- c. Number of units occupied by low and moderate income households and authorized to be demolished or converted in Coastal Zone since January 1, 1982: 53.
- d. Number of units for low and moderate income households required either within the Coastal Zone or within 3 miles, in order to replace those being demolished or converted: 50.

## 6. SITE INVENTORY

### a. Available Sites

#### *Introduction*

The City has conducted an inventory of sites available for residential development and that inventory indicates that the City has sufficient sites at appropriate zoning to meet its new construction needs for all income levels.

Vacant land for new housing is expected to be available throughout the City. Sites with a full range of zoning densities are available. Table 29a summarizes vacant and developable land.

Based upon vacant and developable land designated for residential use, the City has over 18,000 acres available. At the designated density range, the City has the site availability to construct 15,000 to 23,000 residential units. This figure far exceeds the regional share (11,194) as identified by SANDAG. Further, the sites (5,115 acres) and capacity (9,500-10,500) for multiple family and rental unit exceeds the regional share for very low, low, and moderate units (6,828 units). This analysis is based on meeting the 7.5 year needs from January 1, 1989 to July 1, 1996.

Table 29a

SITE INVENTORY  
1990

<u>Zoning/Permitted Housing Type</u>	<u>Number of Acres</u>	<u>Density Range (Units/Acre)</u>	<u>Available of Services &amp; Facilities (e.g., Infrastructure)</u>	<u>Dwelling Unit Capacity</u>
Single family	12,886 ± acres (includes 2,453 agricultural acres)	1 unit per 2.5 acres up to 5.9 DU/ac.	Infill areas have adequate services and facilities available. Outlying areas would require extensions to serve new developments.	5,400-10,900 DU's
Multiple family and rental	5,115 acres	6 to 43 DU's per acre	(See above)	9,500-12,500 DU's
Mobilehomes, mid. housing, mobilehome parks	Allowed within all residential districts	Subject to location and design requirements as specified within the zoning ordinance (see above).		Varies
Emergency shelter or transitional housing	Allowed with a conditional use permit (residential care, general) within RM and RH districts	If group residential -- only permitted within the RT district (see above).		Varies
Sites with residential redevelopment potential (within time frame of element)	375 acres	1-43 DU/ac.	Infill areas have adequate services.	120-5,186 DU's
Currently non-residential	6,475	--	See "Single Family" comments.	--
Other	--	--	--	--
TOTAL	18,000+ acres	1 unit per 2.5 acres up to 43 DU/ac.	See "Single Family" comments.	15,000-23,000 DU's

Source: City of Oceanside Land Use Inventory, July 1990



Table 29b  
(Revised)

SITE DEVELOPMENT POTENTIAL

	<u>Land Use Category</u>	<u>Acres</u>	<u>Range of Potential Units</u>	
			<u>Low</u>	<u>High</u>
1.	<u>8-18 DU/AC</u>			
	Med. Den. A			
	(6-9.9)	346	2076	3425
	RDO	56	241	855
	Med. Den. B			
	(10-15)	235	2350	3525
	RDO	95	<u>843</u>	<u>1600</u>
	Subtotal:		5,510	9,405
2.	<u>18-25 DU/AC</u>			
	Med. Den. C			
	(15.1-20.9)	47	710	982
	RDO	33	<u>495</u>	<u>693</u>
	Subtotal:		1,205	1,675
3.	<u>25-40 DU/AC</u>			
	HD (21-28.9)	17	357	491
	UHD (29-43)	7	203	301
	RED (29-43)	15	435	645
	Sterling (29-43)	5	<u>145</u>	<u>215</u>
	Subtotal:		1,140	1,652
	TOTAL		7,855	12,732

HD - High Density  
 UHD - Urban High Density  
 RDO - Rancho Del Oro  
 RED - Redevelopment

Table 29c

POTENTIAL UNITS AND NEED

<u>Summary</u>	<u>Range of Number of Potential Units</u>	<u>Oceanside Regional Need 1989-1996</u>
Very Low	3,523 - 5,512	2,574 Units
Low	2,024 - 2,807	1,903 Units
Moderate	4,426 - 6,950	2,351 Units

The ranges shown are likely based upon current development patterns as well as the programs that the City has developed for affordable housing. The City has sufficient acreage and densities to respond to all the income categories of the regional share, has existing experiences, agreements and plans that demonstrate the feasibility of such units, and has developed a broad array of programs to ensure the affordable needs are met.

Table 29b (Revised) incorporates the details of the Rancho Del Oro project. It is expected that the Rancho Del Oro development will occur within the allowable densities and generate units at those densities identified in Table 29b. The acreage shown for the Rancho Del Oro Project (95 acres) is available for development and is not included in the existing projects described in Table 29d. Table 29b shows that private development will provide a substantial number of units at various densities so that the City will meet its regional share. Even if the units are built at the low range for all densities, the privately developed units will exceed the City's regional share need of 7,463 units by nearly 400 units. Although zoning controls, such as height restrictions and parking requirements do exist (See Appendix G), they have not impacted the ability of these developments to reach allowable densities.

Table 29d, added to the expanded Housing Element, shows that privately built housing can be provided under existing City development regulations and rented at affordable rates. Using the Rancho Del Oro project as the example, many units built at these densities are affordable even to lower income families.

Table 29(d)

EXAMPLES OF AFFORDABLE UNITS  
PRIVATELY DEVELOPED

1. VILLAGES OF MONTEREY (Rancho Del Oro)

ACRES: Gross: 51.3 acres Net: 36.3 acres  
UNITS: 424 units  
DENSITY: Gross: 8.2 du/ac. Net: 11.7 du/ac

UNIT MIX:

<u>Units</u>	<u>Composition</u>	<u>Sq.Ft.</u>	<u>Minimum Rents</u>	<u>Affordable To</u>
64	1br/1ba	700 sq.ft.	\$ 665	Lower Inc.
89	2br/1ba	854 sq.ft.	725	Lower Inc.
224	2br/2ba	923 sq.ft.	N/A	--
48	3br/2ba	964 sq.ft.	N/A	--

2. PARK VIEW VILLAGE

ACRES: Gross: 7.3 acres Net: 5.7 acres  
UNITS: 124 units  
DENSITY: Gross: 16.9 du/ac. Net: 21.0 du/ac

UNIT MIX:

<u>Units</u>	<u>Composition</u>	<u>Sq.Ft.</u>	<u>Minimum Rents</u>	<u>Affordable To</u>
32	1 br.	720 sq.ft.	\$ 545	Lower Inc.
77	2 br.	870 sq.ft.	645	Lower Inc.
15	3 br.	1,080 sq.ft.	795	Lower Inc.

3. SEA BLUFF (Del Oro Hills Villages 1 and 2)

ACRES: Gross: 33.0 acres Net: 25.7 acres  
UNITS: 184 units  
DENSITY: Gross: 24.65 du/ac Net: 30.8 du/ac

UNIT MIX:

<u>Units</u>	<u>Composition</u>	<u>Sq.Ft.</u>	<u>Minimum Rents</u>	<u>Affordable To</u>
88	1br/1ba	730 sq.ft.	\$ 675	Mod. Inc.
32	2br/1ba	808 sq.ft.	775	Lower Inc.
64	2br/2ba	957 sq.ft.	N/A	--



Table 29(d)

EXAMPLES OF AFFORDABLE UNITS  
PRIVATELY DEVELOPED  
(Continued)

## 4. MONTECITO VILLAGE (Ivey Ranch)

ACRES:       Gross: 11.6 acres                               Net: 9.0 acres  
UNITS:               234 units  
DENSITY:   Gross: 17.8 du/ac                               Net: 20.2 du/ac

## UNIT MIX:

<u>Units</u>	<u>Composition</u>	<u>Sq.Ft.</u>	<u>Minimum Rents</u>	<u>Affordable To</u>
56	1br/1ba	642 sq.ft.	\$ 685	Mod. Inc.
56	1br/1ba	733 sq.ft.	N/A	--
72	2br/1.5ba	891 sq.ft.	845	Mod. Inc.
48	2br/2ba	981 sq.ft.	N/A	--
2	2br/2ba	1,055 sq.ft.	N/A	--

## 5. THE BLUFFS (Sterling Housing)

ACRES:       Gross: 16.4 acres                               Net: 13.1 acres  
UNITS:               336 units  
DENSITY:   Gross: 20.5 du/ac                               Net: 25.6 du/ac

## UNIT MIX:

<u>Units</u>	<u>Composition</u>	<u>Sq.Ft.</u>	<u>Minimum Rents</u>	<u>Affordable To</u>
72	1br/1ba	650 sq.ft.	\$ 675	Mod. Inc.
88	1br/1ba	750 sq.ft.	N/A	--
32	2br/1ba	831 sq.ft.	775	Lower Inc.
72	2br/1ba	853 sq.ft.	N/A	--
72	2br/2br	870 sq.ft.	N/A	--

## Notes:

Low Inc.:       Lower Income Households  
Mod. Inc.:       Moderate Income Households

Affordable Rents:   1 bedroom = \$641  
                          2 bedrooms = \$780  
                          3 bedrooms = \$897

The following analysis demonstrates that private development, as shown in Table 29b, can be developed at densities affordable to lower and moderate income households. Table 29d presents examples of private developments at affordable rents developed at various densities.

1. The Villages of Monterey were developed at 11.7 dwelling units per acre (du/ac), Medium Density B, affordable to lower income households, according to Table 29d.

From Table 29b, calculating affordable units in the Rancho Del Oro projects: 95 acres x 11.7 du/ac = 1,112 units. This total will be split evenly between lower and moderate income households (556+556).

The 235 acres available for private development were not calculated for affordable units.

2. Table 29d shows that the Montecito Village was developed at 20.2 du/ac. Medium Density C, affordable to moderate income households.

From the medium density sites as shown in Table 29b, affordable units can be calculated: 47 acres x 20.2 du/ac = 949 units for moderate incomes.

HCD will allow all the 693 units which can be developed at the maximum density for lower income households.

3. (1) Park View Village is shown in Table 29d developed at rates affordable to lower income households at 21 du/ac, High Density.

In Table 29b, calculating the affordable units in the High Density sites: 17 acres x 21 du/ac = 357 units for lower incomes.

- (2) The Sea Bluff project in Table 29d is developed at 30.8 du/ac, Urban High Density, at affordable rents. One third of the "1 bath" units are affordable to lower income households and the rest to moderate income households.

Calculating the affordable units for the Urban High Density sites in Table 29b: 7 acres x 30.8 du/ac = 216 units.  $216 \times .34 = 69$  units affordable to lower income households;  $216 - 69 = 147$  units affordable to moderate incomes.

- (3) Redevelopment is not demonstrated in Table 29d. Therefore: 645 units potentially developed at the high range - 435 units potentially developed at the low range =  $210/2 = 105 + 435 = 540$  units developed at the median range affordable to lower income households.

- (4) As shown in Table 29d, The Bluffs (Sterling Housing) was developed at 25.6 du/ac at rents affordable to both lower and moderate income households. Of the units defined as being affordable ( $72 + 32 = 104$ ), 30.8% are affordable to lower incomes.

From the Sterling Units as listed in Table 29b, affordable units are calculated:  
 $5 \text{ acres} \times 25.6 \text{ du/ac} = 128 \text{ units}$ .  $128 \times .308 = 39 \text{ units}$  affordable to lower incomes;  $128 - 39 = 89 \text{ units}$  affordable to moderate incomes.

### Sum of Calculations

Totals			
	<u>Units</u>	<u>Lower</u>	<u>Moderate</u>
1.	1,112	556	556
2.	1,642	693	949
3.	(1) 357	357	
	(2) 216	69	147
	(3) 540	540	
	(4) 128	39	89
Housing Element Programs			770*
		<hr/>	<hr/>
Totals		3,024	1,741
Regional Share		2,985	1,567
Over Regional Share		39	174

\*770 Housing Element Action Programs accepted towards Regional Share by HCD

Table 29b, above, shows that development will occur at densities which will ensure adequate attainment of housing for lower income households. The development of units as shown in Table 29b, in addition to the units added by the Action Programs, will meet the requirements of the City's regional share of 7,463 units. Tables 29b shows that adequate sites and densities are available to achieve these regional share requirements, and that densities less than 25 dwelling units per acre will accommodate affordable units.

As shown in Table 29d, the land use controls do not constrain the construction of units at rents affordable to lower income households. City regulations, presented in Appendix G, contain various land use controls. Historically, these regulations and land use controls have not hampered private sector development of housing including affordable units. Under Action 4.k., the City will continue to monitor its regulations to assure affordable housing is not constrained by changes or additions to the ordinances.



The Oceanside Zoning Ordinance is based on the standard zoning ordinance used by cities throughout the state. Any dissimilarity with zoning ordinances of other jurisdictions will be minor, such as possibly a foot in width of parking spaces or side-yard set-backs.

Additional action programs to increase the variety of densities are not necessary as variances are granted for lower income housing, as addressed in the Housing Element's discussion of Governmental Constraints in the Needs Chapter. A developer can be granted a Conditional Use Permit to allow certain deviations from the standard zoning requirements. The maximum allowable density within each zone will allow the development to occur at maximum density even with the height, parking, and other requirements. Height limitations of 36 feet are common in the county, particularly in the coastal areas. This limitation allows development of buildings three stories high, permitting development at the maximum allowable densities. Only a variance is required to exceed height limitations in the City. As a result, the City of Oceanside does not need to rezone its areas so that there could be greater density built.

Development of housing depends on important factors other than the zoning and design requirements. The principal factors are availability of financing and the market for the units. Just because the city allows a maximum density of, say, 40 units per acre, it cannot force a private developer to build to that density. In Oceanside, the 1991-1992 market is for 3 bedroom units and the design preference is for space between buildings. The developer will build that project for which he can obtain financing and which will sell.

The City of Oceanside has recently approved a number of multi-family projects at densities equal to, or greater than, the maximum allowable density in the high density ranges. Following are a few examples of recent construction which demonstrate the ability of the development community to build to the upper density limits in the City and still comply with the land use controls for parking, height limits, and open space.

- o Oceanside Pacific Palms @ 40.2 dwelling units per acre (du/ac),
- o Sterner Apts @ 35.7 du/ac,
- o Zekaria Condominiums @ 43.3 du/ac, and
- o Gleyberg Apts. @ 39.2 du/ac.

In addition to this private development, the City's Actions, as detailed in Chapter 5 of the Housing Element, will add 770 units affordable to lower income and 550 units affordable to moderate income households. These will comprise 26% of the regional share for lower income households and 35% of the regional share for moderate income households. The remainder of the regional share will be provided by the private sector on vacant land with appropriate densities, as shown in the revised Tables 29b and 29d, included in this amendment, and in Table 29c of the Housing Element.



Table 29e presents a list of Bond projects, all of which have an expiration date beyond the time limit of this Housing Elements.

---

Table 29e

BOND PROJECTS

1. Lakeridge-Oxford (Island Club Apartments)  
2300 Catalina Circle, Oceanside  
Bond Amount: \$43,920,000  
Expiration Date of Qualified Project Period: 1997  
592 Total Units  
111 Units for Very Low and Low Income Households
  2. Southridge-Oxford (Windrift Apartments)  
3500 Windrift Way, Oceanside  
Bond Amount: \$29,430,000  
Expiration Date of Qualified Project Period: 1997  
404 Total Units  
82 Units for Very Low and Low Income Households
  3. Riverview Springs Apartments  
4396 Rainier Way, Oceanside  
Bond Amount: \$21,000,000  
Expiration Date of Qualified Project Period: 2005  
360 Total Units  
72 Units for Very Low and Low Income Households
  4. Parcwood Apartments  
4401 Mission Avenue, Oceanside  
Bond Amount: \$19,000,000  
Expiration Date of Qualified Project Period: 1997  
264 Total Units  
53 Units for Very Low and Low Income Households
  5. Oceanside Investors (Shadow Way Apartment)  
4771 Yuma, Oceanside  
Bond Amount: \$6,000,000  
Expiration Date of Qualified Project Period: 1997  
144 Total Units  
29 Units for Very Low and Low Income Households
-

---

Table 30

VACANT, DEVELOPED AND DEVELOPABLE LAND  
1986 - 1995

	<u>Acres</u>	
	<u>1986</u>	<u>1995</u>
<u>Total Developed Acreage</u>	10,522	13,873
Residential	6,213	8,927
Non-residential	4,062	4,699
<u>Vacant Acreage</u>	15,530	12,179
<u>Developable Acreage</u>	9,945	2,103
Low density single family	500	500
Single family	6,132	4,328
Multiple family	749	325
Mixed use	177	146
commercial	698	273
Industrial	1,689	1,531

*Source: SANDAG Series 7 Regional Growth Forecast, 1986-2010*

---

b. Sites for Homeless Facilities

The most recent legislation governing Housing Element law mandates municipalities to address the special housing needs of the homeless within the boundaries of their jurisdiction. The homeless are defined as individuals that lack a fixed and adequate nighttime residence. The primary residences of the homeless are:

- 1) Publicly or privately operated emergency shelter.
- 2) In the street, park, abandoned building, automobile, or in any other public or private place not intended to be used as regular sleeping accommodations for humans.

- 3) In temporary makeshift arrangements in the accommodations of others.

In the Oceanside area there are a number of services available to the homeless that provide shelter, food, clothing, medical and psychological assistance.

- The Ecumenical Service Center
- Episcopal Family Services Health Center
- Women's Resource Center
- Salvation Army
- County Mental Health
- Oceanside Community Action Corps.
- Br. Benno Foundation
- Mission San Luis Rey: Office of Social Concerns
- Department of Social Services
- Gateway

The City allows emergency shelters and transitional housing as a right of approval when six beds or less are proposed. For larger facilities, they are allowed with a conditional use permit associated with residential care zoning provision (RM and RH). Group residential is permitted with the RT district. These zones provided sufficient available acreages and zoning to provide homeless sites. In addition, the City has established a programmatic capacity to provide services and construction of homeless facilities.

The City has identified a program for the contained identification of sites for homeless facilities in anticipation of future needs.

## 7. ENERGY CONSERVATION

The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, the need for costly, new energy supplies, and the social and economic hardships associated with any future shortages of conventional energy sources will be minimized. To meet this goal, the City's policy will be to continue strict enforcement of local and state energy regulations for new residential construction, to continue providing residents with information on energy efficiency via the City's Energy Office, and to continue offering programs through which residents can obtain financing to retrofit their houses with solar systems and weatherization measures.

#### D. REGIONAL SHARE

According to the state law, local governments' housing needs assessments must include their share of the projected needs for housing in the region. The San Diego Association of Governments (SANDAG) has identified Oceanside's share of regional housing needs. The figures are contained in the Regional Housing Needs Statement which was adopted in 1990. The total units needed are 11,194 from January 1, 1989 to July 1, 1996, of which 7,463 units would be needed for the five-year period of the element.

The analysis of the housing needs was based on the SANDAG 1989-1996 Regional Share of 11,194 units, including 4,477 units for lower income households. The site analysis shows that there are sufficient sites to meet the Regional Share need for lower and moderate income households. There are sites available in 1991, as shown in Table 29b, for 7,855 units (in comparison to a 7.5 year Regional Share need for 6,828 units). Table 29d shows that these can be developed at a rate affordable for lower and moderate incomes.

During the 2.5 year period of January 1989 to July 1991, there was an increase of 5,462 housing units in Oceanside, (in comparison to a Regional Share need for 3,731 units for all income categories) although the exact number of affordable housing units is not known. This data shows that the City of Oceanside is continuing to exceed its total Regional Share goals and has the site capacity to meet its lower income needs even if none of these 5,462 units in the 2.5 year period was "credited" as affordable. Based on the recent multi-family development experiences of the City of Oceanside, as per Tables 29b and 29d, it is highly probable that a substantial portion of the high density/multifamily development could be affordable housing.

Table 31, below, shows the allocation of the regional share by income groups. Table 32 shows the regional share for all jurisdictions in the San Diego region.

---

Table 31

#### REGIONAL SHARE ALLOCATION

	1/89 to 7/96	7/91 to 7/96*
Very Low Income Households (23.0%)	2,574	1,716
Low Income Households (17.0%)	1,903	1,269
Moderate Income Households (21.0%)	2,351	1,567
Other Income Households (39.0%)	<u>4,366</u>	<u>2,911</u>
Total	11,194	7,463

\*Housing Element Time Frame.

---



Table 32

REGIONAL SHARE BY JURISDICTION  
SAN DIEGO REGION  
1991 - 1996

<u>Jurisdiction</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>All Other</u>	<u>5-Year Regional Share</u>
Carlsbad	1,443	1,066	1,317	2,447	6,273
Chula Vista	821	607	749	1,392	3,569
Coronado	149	110	136	254	649
Del Mar	75	55	68	127	325
El Cajon	473	349	432	801	2,055
Encinitas	323	239	295	549	1,406
Escondido	1,542	1,140	1,408	2,615	6,705
Imperial Beach	50	37	45	84	216
La Mesa	323	239	295	549	1,406
Lemon Grove	174	129	159	295	757
National City	249	184	227	421	1,081
<b>Oceanside</b>	<b>1,716</b>	<b>1,269</b>	<b>1,567</b>	<b>2,911</b>	<b>7,463</b>
Poway	572	423	522	970	2,487
San Diego	10,074	7,446	9,198	17,084	43,802
San Marcos	846	625	772	1,434	3,677
Santee	448	331	409	759	1,947
Solana Beach	100	74	91	168	433
Vista	895	662	818	1,518	3,893
Unincorporated	4,751	3,512	4,338	8,056	20,657

*Source: SANDAG's 1989 Regional Housing Needs Statement*

The following appendices are added to the expanded Housing Element to provide additional information.

**Appendix F.      Zoning Ordinance**

Portions of Article 10 and 12 of the Oceanside Zoning Ordinance are included in Appendix F to present the standards for residential and commercial development in the City.

## Appendix G. Property Development Regulations

This appendix shows basic and potential density, lot size, height limits, and other regulations in residential zones. It is provided at the request of HCD.

## Appendix H. Mobile Home Park District

This ordinance encourages the development of mobile home parks for residential use. Mobile home parks provide housing at a cost usually affordable to lower and moderate income persons. This ordinance will help provide affordable units to help Oceanside meet its fair share of such units.

## **CHAPTER 3**

### **EVALUATION**

## A. SUMMARY

This chapter consists of two sections: (1) An evaluation of the progress and effectiveness of the previous Housing Element and (2) an identification of the goals, objectives, policies and the revised Housing Element. The evaluation is based on three criteria in the State requirements and as defined by the State Department of Housing and Community Development (HCD). The State uses these criteria and definitions as the basis for assessing compliance with State Law.

- a. Effectiveness: A comparison of the actual results of the previous Housing Element with respect to its goals, policies and programs is conducted.
- b. Progress: An analysis of the significant differences between the projected activities of the previous element and the accomplishments to date is provided.
- c. Appropriateness: A description of how the goals, policies, and programs of the revised element incorporate the results of this evaluation is also presented. (From State HCD: "Local Evaluations of Housing Element Upon Update" 12-6-85).

This section also identifies the maximum number of units that can feasibly be constructed, conserved and rehabilitated. These figures are presented in the context of the local needs assessment, the regional needs statement, and the goals and programs of this element.

The second section of this chapter presents the goals and policies for the revised Housing Element. Thus, the City's Housing element moves from an identification of the needs and condition of housing to general statements of purpose (goals) to more specific identification of the direction and emphasis of the Housing Element (policies) to actual means by which these goals and policies can be implemented (Chapter 4-Programs).

The strategy concept identifies the goals and policies that will guide the community's housing programs and activities. This section sets direction and translates needs and constraints into specific actions for four program subsets: construction, rehabilitation, conservation, and administration.

### 1. EVALUATION

An important component of this revised housing element is the evaluation of the previous Housing Element. It is important to determine if the needs have changed, if the goals and policies are still important, and if the programs have been effective. These questions were systematically considered as part of the revisions to the previous housing element. This analysis is summarized in the following paragraphs but, more importantly, is reflected throughout the revised Housing Element. See Table 33.



Table 33

PREVIOUS PROGRAM PROGRESS  
1985 - 1990

<u>PROGRAM NAME</u>	<u>PROGRAM PRODUCT</u>	<u>EFFECTIVENESS (Target)</u>	<u>PROGRESS (1985-1990)</u>	<u>APPROPRIATENESS (For Inclusion in 1991-1996 Housing Element Actions)</u>
<u>New Construction</u>				
1. Sec. 236	BMIR for low income rentals.	Four complexes with 261 units (85 elderly, 176 family)	Accomplished prior to 1985	Inactive federal program (deleted)
2. Sec. 8 (new construction)	Rent subsidies in newly constructed apartments.	Approved 56 units	Accomplished prior to 1985	Inactive federal program (deleted)
3. 1983 Mortgage Revenue Bond Program	BMIR mortgages for low/moderate first time home buyers.	\$21,000,000	Accomplished prior to 1985	Program combined with other MRB (#7) programs
4. Affordable Housing Program	Private housing units with affordable rents reserved for low/moderate households.	Six projects	No projects approved	Continued program
5. Sec. 202	New rental units for low income seniors. Rents subsidies and mortgage subsidy.	69 units "Silvercrest" by Salvation Army	Accomplished prior to 1985	Continuing program (based on availability)
6. Coastal Low Income Housing Project	Below market sale/rental for low/moderate income households.	21 units	35 units 1985 to 1990	Continued program

<u>PROGRAM NAME</u>	<u>PROGRAM PRODUCT</u>	<u>EFFECTIVENESS</u> <u>(Target)</u>	<u>PROGRESS</u> <u>(1985-1990)</u>	<u>APPROPRIATENESS</u> <u>(For Inclusion in 1991-1996</u> <u>Housing Element Actions)</u>
<b><u>New Construction (cont.)</u></b>				
7. 1985 Mortgage Revenue Bond Program	BMIR mortgages for moderate first time buyers	Bond \$21,400,000	50 units of 1,405 1985 to 1988	Revised program to meet new standards (see #3)
8. 1985 Housing Revenue Bond	BMIR mortgage for rental (20% set-aside for low income)	Bond \$125,000,000	281 units 1985 to 1988	
<b><u>Existing</u></b>				
1. Sec. 8 Certificates	Rent subsidies in existing, standard units.	186 households	145 households	Continued
2. Sec. 8 Vouchers	Rent subsidies in existing, standard units.	250 households	117 households	Continued
3. Local Rent Subsidy	Rent subsidies in existing units.	100 units per year after start-up (1985-86)	No progress	Lack of funds from condominium conversion fees; condominium conversions deferred
4. Homeless	Homeless facilities	Expansion of a facility (increase of 24 beds)	Five centers; totalling 127 beds	Continued; moved to new construction
<b><u>Neighborhood Preservation/Rehabilitation</u></b>				
1. Housing Rehabilitation (Owner)	BMIR and deferred loans to rehabilitation substandard units in designated target areas.		164 loans, and grants, totaling \$1.7 million from 1985 to 1990	Continued
2. Housing Rehabilitation (Renter)	Preferred payment; 0% interest loans for half cost rehabilitation	\$70,000 (CDBG) 8 certificates	Rehabilitated 32 projects, totaling 171 units from 1985 to 1990	Continued

<u>PROGRAM NAME</u>	<u>PROGRAM PRODUCT</u>	<u>EFFECTIVENESS (Target)</u>	<u>PROGRESS (1985-1990)</u>	<u>APPROPRIATENESS (For Inclusion in 1991-1996 Housing Element Actions)</u>
<u>Coastal</u>				
1. Coastal Inclusionary Housing Program (Gov. Code Sec. 65590)	Replacement units & inclusionary units for coastal housing projects.			Delete category (same as New Construction program #6)
<u>Conversions</u>				
1. Condominium Conversion Ordinance	Provision of low income housing through 2% fee or 5-year rental guarantee. (Continuing)	Adoption in "City of Oceanside Housing Plan"	Adopted	Continued
<u>Mobile Homes</u>				
1. Mobile Homes Fair Practices Commission	Empowered to consider petitions on rent increase and first right of refusal. (Continuing)	Adopt	Established to 1985 14 annual adjustments 10 pass-thru adjustments	Continued
2. Mobile Home Matching Grant	Rehabilitation of Mobile Homes. (Continuing)	\$25,000/year (33 units/year)	87 grants totaling \$67,000 from 1985 to 1990	Continued
<u>Fair Housing</u>				
1. Fair Housing Program	Distribute educational & informational materials, counsel tenants/landlords, make referrals on housing discrimination complaints. (Continuing)	Concurrent with CDBG program	Continued program Fair Housing Audit (Citywide testing)	Continued

a. Effectiveness

The goals and objectives in the 1985 Housing Element were appropriate to a community such as Oceanside, which had a growing housing stock in relatively good condition, and a base of affordable housing. The goals focused on maintaining the positive housing opportunities. The City recommended an active and diverse housing program in the 1985 Element.

The community still has a good range of housing opportunities. Oceanside is fortunate to have maintained a large portion of its affordable stock. Private groups are serving the special needs of seniors and homeless people. This assessment found the 1985 goals and policies to be substantially effective, and they form the basis for the revised Housing Element. The programs were evaluated to determine their effectiveness (see Program section).

b. Progress

1) Introduction

This section of the Housing Element describes the City's progress in meeting the goals and policies of the 1985 to 1990 Housing Element. The results of this analysis is important to this element because they were used to revise and update proposed programs for 1991 to 1996.

The analysis of progress focuses upon two components: progress during the past five years of all programs and progress during the past five years of programs for lower income households that need assistance ("Fair Share").

2) Overall Progress

The following material summarizes the progress made by the City in meeting the goals and objectives of the 1985 to 1990 Housing Element and in the performance of various programs.

3) Fair Share Progress

SANDAG annually produces a report that assesses the region's performance in providing housing assistance to lower income households including the City of Oceanside. The report helps jurisdictions monitor the implementation of their housing elements and Housing Assistance Plans (HAPs). SANDAG's Regional Housing Plan and the Regional Housing Needs Statement recommend that Oceanside and all other jurisdictions assume their



share of housing needs. The fair share concept included in the Housing Needs Statement was developed to assist the City to respond to state and federal housing requirements and to insure an equitable distribution of responsibility for low income housing throughout the region. The fair share is calculated for the City by factoring the City's existing and projected share of the region's housing, income, population, and employment.

Tables 34 and 35 identify the number of additional lower income households that have received housing assistance in the City and the other jurisdictions in response to the Fair Share goals and needs. This information is based upon responses from the housing staffs of the respective jurisdictions, assisted housing information from local and federal reports (especially the U.S. HUD Local Area Office in Los Angeles), and previous SANDAG Assisted Housing Performance Reports (1979-1986). **It is important to note the goal figures in the following tables represent the "good faith" effort (2.5% of the need per year) and not the absolute need which is substantially larger.**

The report does not measure the housing needs or performance for moderate and upper income households (more than \$30,300 for a family of four in 1990) nor the rehabilitation of existing units for these households. These issues are important components of the city's housing elements, but fair share progress considers only assistance that produces additional housing for lower income households.

The City exceeded its goal to assist 693 lower income households with affordable housing opportunities. This goal was achieved through the use of certificates/vouchers, Section 8/202 new construction, coastal zone units, CHFA/bonds, density bonuses, and mortgage revenue bonds. The City was one of only six jurisdictions in the San Diego region that met or exceeded their five-year goals for fair share.

c. Appropriateness

The goals and policies of the Housing Element were organized into concise goal and policy directives. As a result, the seven goals were recommended for continuation. Secondly, the policies were systematically reviewed and revised. Finally, the discussion of programs was made a separate chapter and also organized into four sub-sets. (Construction, rehabilitation, conservation, and administration). The program's appropriateness was evaluated for deletion, continuance, or revision as indicated in the previous section. This assessment formed the basis for the program section.

Table 34

HOUSING NEEDS PERFORMANCE  
(LOWER INCOME HOUSEHOLDS)  
BY JURISDICTION  
SAN DIEGO REGION  
1985 - 1990

<u>Jurisdiction</u>	1 Housing Needs Provided for in 1985-1990			2 Housing Needed to Meet Five-Year Goal 1985-1990	3 Percent Goal Met 1985-1990	4 Percent Housing Needs of Region's Total Needs 1985-1990	5 Percent Fair Share in Region 1985-1990	6 Housing Needed to Meet Five-Year Goal 1991-1996
	<u>Guaranteed + Potential = Total</u>							
Carlsbad	105	216	321	567	56.6	2.3	3.4	1,125
Chula Vista	809	702	1,511	740	204.2	10.8	4.5	1,058
Coronado	51	0	51	150	34.0	0.4	0.9	259
Del Mar	3	0	3	50	6.0	(0.03)	0.3	65
El Cajon	647	0	647	542	119.4	4.6	3.3	470
Encinitas	29	0	29	368	7.9	0.2	2.2*	538
Escondido	415	704	1,119	565	198.1	8.0	3.4	846
Imperial Beach	93	43	136	114	119.3	1.0	0.7	42
La Mesa	123	42	165	379	43.5	1.2	2.3	452
Lemon Grove	153	0	153	163	93.9	1.1	1.0	174
National City	204	0	204	235	86.8	1.5	1.4	37
Oceanside	262	515	777	693	112.1	5.5	4.2	967
Poway	292	0	292	330	88.2	2.1	2.0	565
San Diego	3,185	3,347	6,532	7,601	85.9	46.6	45.8	9,316
San Marcos	40	53	93	225	41.3	0.7	1.4	528
Santee	78	0	78	391	19.9	0.6	2.4	655
Solana Beach	20	32	52	98	53.1	0.4	0.6*	194
Vista	167	294	461	280	164.6	3.3	1.7	458
Unincorporated	650	742	1,392	3,122	44.6	9.9	18.9*	<u>3,979</u>
REGION TOTAL	7,326	6,690	14,016	16,613	84.4%	100.0%	100.0%	21,728

\* The fair share needs and goals were adopted by SANDAG before the incorporation of the Cities of Encinitas and Solana Beach. The figures for these cities were derived from the 1980 Census and the SANDAG Regional Housing Needs Statement. Fair share figures for Encinitas and Solana Beach have been subtracted from the adopted figures for the Unincorporated areas.

Table 35

LOWER INCOME AFFORDABLE UNITS  
1991 HOUSING ELEMENT  
1985 - 1990

	<u>Elderly</u>	<u>Family</u>	<u>Total</u>	<u>Type</u>
<u>Oceanside</u>				
Guaranteed Subsidies:				
City Housing Authority	22	123	145	1985-90 Sec. 8 (Existing)
City Housing Authority	<u>0</u>	<u>117</u>	<u>117</u>	1985-90 Voucher (Existing)
Subtotal:	22	240	262	
Potential Subsidies:				
Sea Village	0	50	50	1985 Coastal Zone Units (New)
Cleveland	0	1	1	1985 Coastal Zone Units (New)
Camino Colony	0	29	29	1985 CHFA Bonds (New of 144)
Birchley Villas	70	0	70	1986 Density Bonus (New)
1910 South Broadway	0	5	5	1986 Density Bonus (New)
Dubuque Seniors	8	0	8	1986 Density Bonus (New)
Lakeridge	0	118	118	1986 Mort. Rev. Bond (New)
Shadow Way	0	29	29	1986 Mort. Rev. Bond (New)
Maxon St. Seniors	36	0	36	1987 Density Bonus (New)
Parcwood	0	53	53	1987 Mort. Rev. Bond (New)
Windrift	0	81	81	1988 Mort. Rev. Bond (New)
	<u>0</u>	<u>35</u>	<u>35</u>	1988-1989 Coastal Zone Units (New)
Subtotal:	114	401	515	
Grant Total:				

Source: SANDAG 1990 Performance Report

## 2. MAXIMUM FEASIBLE UNITS

Based upon the needs assessment, the regional housing needs, the evaluation of the previous Housing element, and current and projected planning and development, the following numbers are estimates of the maximum feasible units that could be achieved during the next five years.

Construction: 7,463 (SANDAG Regional Share)  
 Rehabilitation: 400 (Comprehensive Housing Affordability Strategy - CHAS)  
 Conservation: 3,295 (Affordability Retention)



- a. New construction goals are based upon the regional share as identified by SANDAG. The site analysis and evaluation of the RDCS (Prop. A) demonstrate the ability to meet regional share needs. The City has designed 11 programs to assist in the construction of housing. These programs will produce almost 1,100 very low and low income units. The balance of the need for these income groups will have to be provided by the market through construction of rentals and low cost condominiums. The City's effort will continue to surpass its fair share goals.
- b. The rehabilitated units were estimated by projecting the number of units which could be rehabilitated with available and projected programs through reprogramming and additional funds over the next five years based upon the CHAS, CDBG funding levels, and other rental rehabilitation programs. Three programs to provide for rehabilitation (homeowner, rental & mobile home) will be continued to address these needs.
- c. A substantial portion of the existing housing stock will be physically conserved due to the low rates of substandardness and "newness" of the housing stock. Therefore, these units are not included in the figure. Conservation is defined in terms of **conserving affordability** for lower income households. The total (3,295) consists of 220 additional Section 8 certificates and vouchers, allowances for conservation of affordable mobile home rates (2,500 spaces), controls on condominium conversions (300 minimal), retention of affordable units in the Coastal Zone (100 units), and preservation of the "At-Risk" units (175 units).

### 3. QUANTIFIED OBJECTIVES

Table 36, Quantified Objectives, is added to the Housing Element and will bring the Housing Element into compliance with the January 1, 1992 amendment which requires the information. The distribution is allocated according to the respective ratios of very low, low, moderate, and above moderate households.

Table 36

#### QUANTIFIED OBJECTIVES

<u>Income Level</u>	<u>New Construction</u>	<u>Rehabilitation</u>	<u>Conservation</u>
Very Low	1,716	230	1,895
Low	1,269	170	1,400
Moderate	1,567		
Above Moderate	<u>2,911</u>	—	—
Total	7,463	400	3,295



The rehabilitation and conservation allocations were determined as follows. Fifty-seven and a half percent (57.5%) of the total of very low and low income households are in the very low income category. The total number of households in need of rehabilitation, 400 -- according to the CHAS, was multiplied by this percentage (57.5%). The result of this calculation, 230, is the amount of very low income housing units in need of rehabilitation. The number of low income units in need of rehabilitation, 170, was determined by subtracting the number of very low income units from the total in need of rehabilitation. The same procedure was used to calculate the low income housing units to be conserved; 1,875 very low income units and 1,400 low income housing units.

## **CHAPTER 4**

### **GOALS AND POLICIES**

## A. INTRODUCTION

The strategy concept identifies the City's housing goals and policies. The overall strategy is to present a balanced and diverse array of policies that cover four overall areas of concern: construction, rehabilitation, conservation and administration.

## B. GOALS

Goals are long range general guidance for the City's Housing Plan. The Goals Section discusses the state goals and the City's goals.

### 1. STATE GOALS

The state legislature set the context for housing goals when it stated its findings as part of the State's housing laws:

"(a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

(b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

(c) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.

(d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

(e) The Legislature recognizes that carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs." (Section 65580).

### 2. CITY GOALS

Affecting solutions to housing needs and achieving programs toward housing assistance goals is a significant function of the Housing Element.

The City of Oceanside established the following Comprehensive Housing Goal and Housing Objectives, consistent with State housing policies.

### Comprehensive Housing Goal

It is the goal of the citizens of the City of Oceanside:

To ensure that decent, safe, and sanitary housing is available to all current and future residents of the community at a cost which is within the reach of the diverse economic segments which comprise this community. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities between senior and family housing and encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

### 3. CITY OBJECTIVES

- a. The City shall strive to produce opportunities for decent and affordable housing in a pleasant environment for all of Oceanside's citizens.
- b. The City shall ensure that housing is developed in areas with adequate access to employment opportunities, community facilities and public services.
- c. The City shall encourage development of a variety of housing opportunities, with special emphasis on providing:
  - 1) A broad range of housing types, with varied levels of amenities and number of bedrooms.
  - 2) Sufficient rental stock for all segments of the community, including families with children.
  - 3) Housing which meets the special needs of the elderly and the handicapped.
- d. The City shall protect, encourage and, where feasible, provide housing opportunities for persons of low and moderate income.





## **CHAPTER 5**

### **PROGRAMS**

## A. PROGRAM CONCEPT

The City intends to continue to provide a broad array of programs to address the housing needs of its existing and projected population. Although these programs respond to the housing needs of all economic segments to community's population, emphasis has been given to the needs of the very low, low, and moderate income households.

The City's philosophy is structured upon the premise that no one program should be perceived as a panacea for its housing needs. The programs should be packaged to meet specific conditions and needs. These "packages" will vary based on the type of need and development to be addressed. For example, a combination of land "write downs" and density bonuses may be appropriate for low cost rental development but may not necessarily be appropriate for farmworker housing.

## B. PROGRAM DEFINITIONS

The City of Oceanside has defined a set of parameters for affordable housing that require units to be made available at mid-points of some income ranges. These requirements will insure a greater range of affordable units to low income households.

The programs are structured upon a comprehensive set of definitions that apply to all programs unless special definitions exist as part of a specific program.

- Affordable Housing: Units which would be available within these definitions: (1) Ownership units for moderate income households are defined as units whose sale price does not exceed 2.5 x 100% of the median annual income by household size as defined by current State Government Code and assuming household size/number of bedroom ratio of two persons per bedroom; (2) ownership units for lower income households is defined as units whose sale price does not exceed 2.5 x 60% of the median median income by household size as defined by current State Government Code and assuming household size/number of bedroom ratio of two persons per bedroom; (3) rental units for lower income households are defined as units which rent at no more than one-twelfth of 30% of 60% of the median annual income by household size as defined by current State Government Code and assuming household size/number of bedroom ratio of two persons per bedroom; and (4) rental units for very low income households are defined as units which rent at no more than one-twelfth of 30% of 50% of the median annual income by household size as defined by current State Government Code and assuming household size/number of bedroom ratio of two persons per bedroom.

Rent would include contract rent and tenant paid utilities (based on average utility rates for similar units).

- **Elderly:** Units that will contain a head of household whose age is at least 62 years of age or 55 years of age in a senior citizen housing development (at least 150 dwelling units which is developed for senior citizens) (in accordance with Civil Code Section 51.3).
- **Guaranteed Affordable Housing:** Units whose affordability would guarantee housing costs not to exceed 30% of the occupying household's monthly income.
- **Low Income Households:** Households whose annual income is more than 50% but less than 80% of the region's median annual income by household size as defined by current State Government Code.
- **Lower Income Households:** Households whose annual income is less than 80% of the region's median annual income by household size as defined by current State Government Code. This group includes both very low and low income households.
- **Moderate Income Households:** Households whose annual income is more than 80% but less than 120% of the region's median annual income by household size as defined by current State Government Code.
- **Potential Affordable Housing:** Units which would be available at affordable housing rates but do not guarantee affordable housing.
- **Very Low Income Households:** Households whose annual income is less than 50% of the region's median annual income by household size as defined by current State Government Code.

## C. ACTION PROGRAMS

### 1. NEW CONSTRUCTION

The City will conduct eleven new construction programs designed to produce nearly 1,100 very low and low income units. In addition, these programs will also assist in the construction of some moderate income housing. The commitment of the City to deal with its housing needs is indicated by the array and effort outlined in the program section.

#### a. Mortgage Revenue Bond

Action: This program continues to provide Mortgage Revenue Bonds for the development of affordable housing for moderate income households. The action is dependent upon continuing ability to issue bonds for such purposes. The City will also adapt the existing program to meet new requirements that direct funding to low income rental units (see b.).



Anticipated Impact: Construction of 100 potential affordable housing units for moderate income households to assist first time homebuyers.

Responsible Agency: Housing Department

Source of Financing: Bonds

Administrative Funds: Administrative costs covered by bonds.

Schedule: 1991-1996: Two 50-unit projects.

**b. Housing Revenue Bond**

Action: This program continues to provide Housing Revenue Bonds for the development of affordable housing for lower income households. This action is also dependent upon continuing ability to issue bonds for such purposes.

Anticipated Impact: Construction of 40 potential affordable rental housing units for lower income households.

Responsible Agency: Housing Department

Source of Financing: Bond

Administrative Funds: Administrative costs covered by bonds.

Schedule: 1991-1996: Two 100-unit projects resulting in 40 affordable units.

**c. Housing Trust Fund**

Action: This program involves participation in a Countywide trust fund with sources to be dedicated to the construction of lower income housing. A combination of new sources could be enacted.

Anticipated Impact: Construction of 50 guaranteed affordable housing units for lower income households.

Responsible Agency: Housing Department and County of San Diego Department of Housing and Community Development.

Source of Financing: New revenues.

Administrative Funds: Fixed percent of total trust fund.

Schedule: 1992 initiate study and analysis of fund sources(~~including~~ but not limited to business fees, local sales taxes, transit occupancy taxes, and licenses); early 1993 Council enters participation in Countywide program; mid-1992 fund collection initiated; 1994 construction initiated; 1995-1996 units available.

**d. Density Bonus**

Action: This program will revise the existing density bonus program to bring it into compliance with the new state requirements that emphasize very low and low income targeting and additional incentives (see Appendix E).

Anticipated Impacts: Construction of 100 potential affordable units for very low and low income households reserved out of total 400 units.

Responsible Agency: Planning and Housing Departments.

Source of Financing: Developer and City funded incentives.

Administrative Funds: General funds and Bond Administrative funds (staff monitoring).

Schedule: 1991 revise enabling ordinance; 1992 implement ordinance and actively market; late 1992-1996 construction of 2-3 projects.

**e. Inclusionary Housing**

Action: This program will add a new action to the City's program and will be the focal point of affordable housing. Affordable housing will be included as part of the regulatory land use practices of the City governing development. This program will overlay the entire City and replace the Coastal Zone inclusionary requirements (see Appendix C).

Anticipated Impacts: Construction of 400 units of potential affordable housing for lower income households and 400 units of potential affordable housing for moderate income households.

Responsible Agency: Planning and Housing Departments.

Source of Financing: Developer as condition of construction.

Administrative Funds: Percent of in-lieu fees and inclusionary housing administrative fee.

Schedule: Spring 1991 analysis and review of enabling ordinance; early summer 1991 enactment; July 1, 1991 effective date; 1991 (1/2 year) and 1992-1996 (90 units per year).

**f. Redevelopment Tax Increment**

Action: This program sets aside 20% of the tax increment revenues that result from the City's redevelopment activities. It is estimated that no additional funds will be generated from 1991-1992 because the City has committed funds to other projects. This is allowed because the City is Grandfathered under the Redevelopment Act. However, the City has allocated \$450,000 from a one time windfall. These funds will be set aside for affordable housing programs (see Appendix D, Set-Aside Deficit Reduction Plan).

Anticipated Impacts: Construction of 50 units of very low and low income rental units and 50 units moderate income rental units.

Responsible Agency: Redevelopment and Housing Departments.

Source of Financing: Tax increment (based on one-time only payment of \$450,000).

Administrative Funds: Redevelopment administration.

Schedule: Continuous throughout the element; construction in 1995.

**g. Homeless Housing and Site Identification**

Action: This program will continue the construction of transitional housing and or emergency shelters for the homeless. These activities identified will include one time rental subsidies and construction of facilities. The second element of this program includes the identification of sites for potential development with homeless facilities. The City has identified one City-owned site for construction and will continue to identify sites as necessary.

- Anticipated Impacts:
- (1) Identification of site(s) and construction of 100 bed facilities for the homeless.
  - (2) Construction of 28 unit family transitional housing facility for 6-24 month occupancy.

Responsible Agency: Housing Department and Service Providers.



Source of Financing: CDBG, State Emergency Shelter Program (ESP) funds, and McKinney Act.

Administrative Funds: CDBG and General Funds.

Schedule:

- (1) Identification of additional sites as necessary, no earlier than 1993; site analysis and financing 1994 (if necessary); and construction in 1995.
- (2) Application May 31, 1991; Construction 1994-1994.

#### **h. Coastal Zone**

Action: This program will continue the City's existing Coastal Zone program based upon the previous elements structure. (1) The emphasis will be on retention of affordable units with replacement (Government Code 65590) on unit-by-unit basis when removal cannot be avoided. (2) For new development the Citywide Inclusionary Program will apply.

Anticipated Impact: Retention of existing low and moderate income priced housing opportunities within the City, and specifically within the Coastal Zone and construction of 60 rental units for lower (60) income households.

Responsible Agency: Project Sponsors and City Housing and Planning Department.

Source of Financing: Project Sponsors.

Administrative Funds: City General Fund.

Schedule: 1991-1996.

#### **i. Sec. 202/8**

Action: The City will continue to assist non-profit sponsors in the application for Sec. 202/8 construction assistance. The past success in this program demonstrates a viable potential for continued developments despite diminishing federal resources.

Anticipated Impact: Construction of 75 very low income units for seniors/disabled households.

Responsible Agency: Non-profits and City Housing Department.



Source of Financing: Sec. 202/8 funds at Federal level.

Administrative Funds: General Fund and Sec. 202/8 Administrative.

Schedule: Application in 1992, construction in 1993-1994.

**j. Single Room Occupancy (SRO)**

Action: Develop a program and appropriate implementing ordinances to provide for the construction of single room occupancy. This program will be based on the San Diego model and will concentrate on two potential approaches: new construction and rehabilitation. The new construction will be designed to replace any potential loss of low cost SRO units throughout the City.

Anticipated Impacts: Construction of 100 very low income units for one person households.

Responsible Agency: Housing Department.

Source of Funding: Private Sector (some possible redevelopment monies).

Administrative Funds: Tax Increment and City General Fund.

<u>Schedule:</u>	1992:	Program Adoption
	1993:	Enabling Ordinances
	1994:	Developer Recruitment
	1995-1996:	Construction

**k. Farmworker Housing**

Action: Acquisition of 3 mobile home structures to be placed on a site leased from a local grower. The facility will provide 21 beds and, via rehabilitation of an existing structure, kitchen and recreation facilities. City and grower partnership has been established.

Anticipated Impacts: Construction of 21 bed facility for very low income farmworkers.

Responsible Agency: Grower and City Housing Department.

Source of Funding: Grower, \$35,000; AB 617, \$100,000.

Administrative Funds: Housing Department Budget.

<u>Schedule:</u>	1990:	Site Leased
	1991:	Construction
	Fall 1991:	Occupancy

**l. Mortgage Credit Certificates (MCC)**

Action: City will investigate feasibility of implementing a MCC program. City will advertise availability of program to potential users and will complete all required program application and reporting forms.

Anticipated Impact: This program would occur in-lieu of program 1a. Therefore, no additional units are being indicated. The MCC operates as an IRS tax credit. The qualified homebuyer will be eligible to take a federal income tax annual credit of twenty percent (20%) of the annual interest paid on the mortgage. The MCC tax credit reduces the general income taxes of qualified homebuyers purchasing qualified homes, thus having the effect of subsidizing their payments. The qualified homebuyer has use of more personal income to spend on building a home. As a result, effective home buying power is increased.

Responsible Agency: City Housing Department.

Source of Funding: Federal and State tax exemption.

Administrative Funds: Housing Department Budget.

<u>Schedule:</u>	1992:	Investigate feasibility
	1993:	If feasible, apply for program
	1994:	Implement program

**m. Community Land Trust**

Action: Develop a Community Land Trust to enable low and moderate income households to purchase new units at affordable rates. Community Land Trusts are plots of land purchased by a local government or community based non-profit. Ownership of the land is maintained by the government or non-profit, who lease out their land to low income households at a nominal fee. The resident may buy a pre-existing home on the land (if there is one) or build his/her own. The lease mandates that the sales price of the home will be limited to the homeowner's cost plus inflation if they ever sell.

Anticipated Impact: Development of a CLT that will provide land for approximately 20-30 homes including mobile homes. No new

units should be attributed to this program since they are already shown under program 1e.

Responsible Agency: City Housing Department.

Source of Funding: Inclusionary Housing in-lieu fees.

Administrative Funds: Housing Department Budget.

Schedule: 1992: Research program  
1993: Develop legal capacity  
1994: Acquire land trust

## **2. CONSERVATION**

The City proposes to undertake four programs designed to conserve affordable housing units. In addition to the continuance of Section 8 Certificates/Vouchers, Mobile Home Rent Control, and controls on Condominium Conversions, the City has established a program to protect the "at-risk" units.

### **a. Sec. 8 Certificates/Vouchers**

Action: Continue to apply to the U.S. Department of Housing and Urban Development (HUD) for local allocations of Section 8 (Existing) units to be administered by the Housing Department.

Anticipated Impact: An increase of 220 units to the City of Oceanside's existing allocation and the continuance of the units administered by the County of San Diego Housing Authority.

Responsible Agency: Housing Department.

Source of Financing: HUD.

Administrative Funds: HUD and City General Fund.

Schedule: 1991-1996.

### **b. Manufactured Home Rental Adjustment Program**

Action: Continue consideration of petitions from mobile home park residents regarding rent increases by the Mobile Home Fair Practices Commission as empowered by ordinance.

Anticipated Impact: Preservation of 2,500 affordable space rental opportunities for mobile home dwellers.

Responsible Agency: Housing Department, City Attorney's Office, and Mobile Home Fair Practices Commission.

Source of Financing: City General Fund and Petitioner Fees.

Administrative Funds: Same

Schedule: 1991-1996.

**c. Condominium Conversion**

Action: Continue to implement the City Zoning Ordinance for conversion projects requiring inspection and evaluation of physical site conditions in regard to existing City codes, correction to standard of existing code requirements for all public health and safety consideration, and full disclosure of site conditions to potential consumers.

Anticipated Impact: Housing opportunities specifically provided for low or moderate income tenants will be retained as such in the City.

Responsible Agency: Planning Department (conditions project) and Housing Department (administration).

Source of Financing: Condominium Conversion (2%).

Administrative Funds: Same

Schedule: 1991-1996.

**d. Preservation of At Risk Units**

Action: Develop a program to prevent the loss of affordable units as various assistance programs are lost, e.g., conversion of Section 236 units, to the private market. The City will focus its resources on the acquisition of two existing projects in most imminent threat of loss, the Villa De Cortez with 11 family units and the Casita De Cortez with 12 family units. The City will review and advise tenants on the Plans of Action submitted. The City will consider providing redevelopment grants and assist or participate in, or support, tenant education activities. Similar actions will be undertaken should the Canyon Apartments be at risk of conversion.



Anticipated Impacts: Retention of 23 very low income rental units; retention of 152 very low rental units eligible for conversion in 1994.

Responsible Agency: Housing Department.

Source of Funding: Tax Increment Set-Aside, Limited CDBG, Cranston-Gonzales National Affordable Housing Act Funds, and Low Income Housing Preservation and Resident Homeownership Act (LIHPRA) Funds.

Administrative Funds: General Fund.

<u>Schedule:</u>	1991-1992:	Funding Analysis
	1993:	Acquisition of Projects

**e. California Homeowner Assistance Program**

Action: City will assist resident groups to purchase mobile home parks or apartments by being a co-applicant for CHAP.

Anticipated Impact: Conversion of approximately 50 mobile home spaces or apartments to tenant ownership. No lower income households will be displaced without relocation assistance.

Responsible Agency: City Housing Department.

Source of Funding: CHAP and private loans.

Administrative Funds: Housing Department Budget.

Schedule: One application pending in 1991  
If awarded, acquisition in 1992

The following Action is added to the expanded Housing Element to include a program approved by the Oceanside City Council in 1992.

**f. HOME Program**

Action: The City will assist mobile home park conversion to tenant ownership through the HOME program.

Anticipated Impact: A minimum of 30 units will be conserved through the program the first year. Approximately 150 units will be conserved over the 5 years of this Housing Element, assuming that the HOME Program is funded at the same amount each year.

Responsible Agency: City Housing Department.

Source of Funding: Federal HOME program funds.

Administrative Funds: CDBG, or HOME if the program is amended to allow administrative costs.

Schedule: 1991-1996.

### **3. REHABILITATION**

The City will conduct 3 rehabilitation programs that will insure the continuation of the rehabilitation of substandard units. The City's programs have been effective in the past and the program commitment for the next five years builds upon that base.

#### **a. Rental Rehabilitation Program**

Action: Continue activities to emphasize assistance to renter-occupied, multi-family housing. Require owners of rental housing who participate in Rehabilitation Program to match on a one-to-one basis the government share.

Anticipated Impact: Rehabilitation of 125 existing deteriorating multi-family rental housing in the City. HRP loans and grants designed to assist low or moderate income households by preserving housing stock which shelters these groups.

Responsible Agency: Housing Department, Private Lenders.

Source of Financing: CDBG and joint participation by private lenders for loan packaging. Rental Rehabilitation Grant Program (HUD).

Administrative Funds: CDBG.

Schedule: 1991-1996, 25 per year.

#### **b. Housing Rehabilitation (Owner)**

Action: Continued implementation of the City Housing Rehabilitation Program (HRP) to assist in rehabilitation of owner-occupied housing by offering below market rate and deferred payment loans to qualified lower income homeowners.

Anticipated Impact: Rehabilitation of 150 existing deteriorating owner-occupied housing in the City. Reduction in the number of units requiring rehabilitation and conservation of existing housing stock for low and moderate income households.

Responsible Agency: Housing Department and Private Lender.

Source of Financing: Existing CDBG funding with ongoing funding proposed from U.S. HUD for future years.

Administrative Funds: CDBG.

Schedule: 1991-1996, 30 per year.

**c. Housing Rehabilitation (Mobile Home)**

Action: Continued implementation of the City program providing matching grants (up to \$1,000) for the rehabilitation of mobile homes. The program is made available to all mobile home occupants who are predominantly lower income.

Anticipated Impact: Rehabilitation of 100 existing deteriorating mobile homes in the City. Preservation of affordable housing stock for low income small family/senior households.

Responsible Agency: Housing Department.

Source of Financing: CDBG.

Administrative Funds: CDBG.

Schedule: 1991-1996, 20 per year.

**4. ADMINISTRATION**

The City will conduct ten programs to administratively support housing programs. While these programs do not directly construct or rehabilitate units, they are important components in the overall housing strategy and further the City's aggressive housing activities.

**a. Code Enforcement**

Action: Code Enforcement activities will be conducted on citywide basis in response to complaints or observation of blighting and/or unsafe conditions.

Anticipated Impact: Mitigation of severely deteriorated housing conditions with additional program assistance to avoid displacement impacts.

Responsible Agency: Code Enforcement Office, Division of Building Department.

Source of Financing: General Fund.

Schedule: 1991-1996.

**b. Relocation Assistance**

Action: A relocation plan pursuant to the California Uniform Relocation and Real Property Act shall be prepared at such time as required to mitigate impacts upon persons displaced as a result of public activities.

Anticipated Impact: Reduction of hardship and adequate relocation of persons displaced by redevelopment, as required.

Responsible Agency: Appropriate City Agencies.

Source of Financing: Project Budget.

Schedule: On need.

**c. Monitoring of Potential New Housing Funds**

Action: Monitor and pursue any other available rental new construction and subsidy programs.

Anticipated Impact: Increased provision of new construction low and moderate income rental housing opportunities.

Responsible Agency: Housing Department.

Source of Financing: Housing Department Budget.

Schedule: 1991-1996.

**d. Site Inventory and Analysis**

Action: The City will inventory vacant land (including City-owned property) for suitable sites for residential development (with an emphasis on multi-family use).



Anticipated Impact: Identification of appropriately designated high density land for residential development. The City will disseminate this information in order to facilitate and accelerate development.

Responsible Agency: City Planning Department.

Source of Financing: City General Fund.

Schedule: 1991-1996.

**e. Rental and Vacancy Surveys**

Action: Conduct periodic rental housing vacancy rate surveys for use in consideration of conversion projects and for use in ongoing housing planning activities. Specifically provide for low and moderate income rental housing vacancy survey in the Coastal Zone.

Anticipated Impact: Determination of impact on rental housing and mobile home markets.

Responsible Agency: Housing Department.

Source of Financing: Housing Department Budget.

Schedule: Ongoing.

**f. Land "Write Downs"**

Action: Attempt to provide land write-down for a low income rental housing project based on standards and plans for adequate low income housing sites. Assisted projects must meet the reservation requirements for low and moderate income households for a thirty-four year term, as indicated in Chapter 5, Section B.

Anticipated Impact: Facilitate new construction of affordable rental family housing.

Responsible Agency: City Planning Department, City Manager's Office, Housing Department and Redevelopment Agency.

Source of Financing: CDBG, Redevelopment, Housing Department, General Fund, and Inclusionary Housing In-Lieu Fees.

Schedule: Ongoing.

**g. Priority Processing**

Action: Give priority to those projects which provide housing opportunities and direct benefit, assistance, and delivery of housing assistance services to low and moderate income households.

Anticipated Impact: Expedited processing and cost savings for affordable housing developments.

Responsible Agency: Citywide with primary responsibility with City Planning Department, Building Division.

Source of Financing: General Fund.

Schedule: As appropriate.

**h. Development Assistance**

Action: Provide consultation to aid non-profit and private developers in expanding low and moderate income housing opportunities, to be combined with priority processing procedure. Assist developers in identifying suitable sites for replacement housing.

Anticipated Impact: Increased production of affordable housing.

Responsible Agency: City Planning and Housing Departments.

Source of Financing: City General Fund.

Schedule: 1991-1993.

**i. Housing Element Monitor/Revision**

Action: Update Housing Element as necessary.

Anticipated Impact: Maintain currency of housing element.

Responsible Agency: Planning and Housing Departments.

Source of Financing: General Fund and possible State Reimbursement Claims.

Schedule: (1) 1991-1996 Annual Reports; and (2) 1992/3 Census; 1993 Series 8 Growth Forecast; 1995 State Revision.

**j. Fair Housing**

Action: Continue the Fair Housing Program of the City. The City activities include (among others) documentation of discriminatory practices, education of public and housing industry regarding fair housing, expansion of minority housing opportunities, and reduction of discrimination. The City has committed funds and staff to provide 22 activities for fair housing.

Anticipated Impact: Reduction and prevention of discriminatory housing actions.

Responsible Agency: Housing Department.

Source of Financing: CDBG and General Fund.

Schedule: Continuous 1991-1996.

**k. Removal of Governmental Constraints**

Action: On an annual basis, review all project processing procedures to determine if there are constraints that could be removed to facilitate development of affordable housing.

Anticipated Impact: Removal of governmental constraints to development of affordable housing.

Responsible Agency: Planning, Engineering, Building, City Attorney's Office, and Housing Departments.

Source of Financing: General Fund.

Schedule: Annual review commencing July 1992.

**l. Accessory Dwelling Units**

Action: Amend Zoning Ordinance to bring Accessory Dwelling Unit Section (Article 3006) into compliance with State Law.

Anticipated Impact: Facilitate the processing of applications for accessory dwelling units. Estimate 5-20 units during the covered period.

Responsible Agency: Planning Department.

Source of Financing: General Fund.

Schedule: Complete Zoning Ordinance amendment by Fall 1992.

**m. Non-Profit Capacity Building**

Action: Provide technical assistance to local non-profit agencies to encourage and enable them to become involved in the development of low and moderate income housing.

Anticipated Impact: Technical assistance will be provided to an estimated three non-profit agencies.

Responsible Agency: Housing Department.

Source of Financing: Housing Department Budget.

Schedule: On-going, and will continue throughout covered period.



## **APPENDICES**

**APPENDIX A  
NORTH COUNTY HOUSING  
DEVELOPMENT FEE SURVEY**

---

Appendix A

DEVELOPMENT FEE SURVEY  
1991 HOUSING ELEMENT  
NORTH COUNTY AREA, BY CITY  
1991

<i>PLANNING FEES</i>	<u>Carlsbad</u>	<u>Escondido</u>	<u>Oceanside</u>	<u>San Marcos</u>	<u>Vista</u>
General Plan Amendment (GPA)	\$1,050 or \$2,100f	\$474f	\$3,202 to \$5,016f	\$500 to \$1,000f	\$3,460f
Tentative Parcel Map	\$1,580f	\$800f	\$876f+ \$49/Lot	\$300f	\$925f
Final Parcel Map	\$1,580f	\$1,250f+ \$20/Lot	\$400f+ \$35/Lot	\$100f	\$0
Planned Development	\$3,680 to \$10,500f	\$3,500f	N/A	Subdivisions & CUP fees	\$140f
Rezone	\$260 to \$1,970f	\$250 to \$1,875f	\$2,574 to \$5,147f	GPA fees	\$2,410f
Site Plan Review	\$2,630 to \$5,250f	\$1,000f	N/A	\$350f Apartments	\$1,645-com. \$1,545-ind. \$3,395-apt.
Design Review	\$250f	\$100f	N/A	\$200f	N/A
Special Use Permit (CUP)	\$260f	\$2,500f	\$1,238f	\$350f	\$2,865f
<i>ENVIRONMENTAL</i>					
Initial Study	\$210f	\$750f	\$1,152f	\$100f	\$1,485f
Impact Report	\$2,100f	\$2,000 to \$4,000f	\$6,618f	\$1,000f + costs	\$900f +120% costs
<i>SUBDIVISION</i>					
Application fee/deposit for a 10-acre project (50 parcels/units - \$750,000 total improvement value - 200,000 cubic yards grading)					
Tentative Map	\$1,050f	\$1,132f	\$3,416f	\$600f	\$3,375f
Final Map	\$2,630f	\$1,450f	\$750f	\$270f	\$260f

---

---

Appendix A (Continued)

DEVELOPMENT FEE SURVEY  
1991 HOUSING ELEMENT  
NORTH COUNTY AREA, BY CITY  
1991

***IMPACT FEES***

	<u>Carlsbad</u>	<u>Escondido</u>	<u>Oceanside</u>	<u>San Marcos</u>	<u>Vista</u>
Public Facilities	3.5% of building permit valuation, housing & non-residential	\$2,259/unit \$.59 p/sq.ft. non-residential	\$1,301/unit	\$6,452/Single Family Unit \$5,377/Multi-Family Unit	\$150/unit

***TRAFFIC MITIGATION***

Listed as total fee per  
SFD -- divide by 10 to  
get per ADT

\$600-Area 1 \$670-Area 2 Additional \$530- B&T Area overlap	\$1,930	\$1,650	N/A	\$1,200
---	---------	---------	-----	---------

***SEWER & WATER (per EDU)***

WATER

\$1,713	\$3,670	\$1,095	\$2,700	\$225
---------	---------	---------	---------	-------

SEWER

\$1,610	\$4,790	\$1,565	\$2,400	\$1,782
---------	---------	---------	---------	---------

***PARKLANDS***

\$786-Areas 1-3 \$983-Area 4 \$.40/sq.ft. industrial (Zone 5 only)	\$2,289	\$2,200/unit	N/A	\$1,290
--	---------	--------------	-----	---------

---



---

Appendix A (Continued)

DEVELOPMENT FEE SURVEY  
1991 HOUSING ELEMENT  
NORTH COUNTY AREA, BY CITY  
1991

**DRAINAGE**

Fee levels range widely  
because drainage facility  
needs vary by location.

\$200-4,445/ Acre	\$1,000 to \$8,000/acre	\$1,479 to \$9,574/acre	\$1,343 to \$10,474/acre	\$1,584 to \$3,431/acre
Average fee- \$2,465		Median fee- \$3,785	Median fee- \$7,006	Median fee- \$2,384

Key:	f: Fee	ADT: Average Daily Trip
	d: Deposit	EDU: Equivalent Dwelling Unit
	N/A: Not Applicable	MFD: Multiple-Family Dwelling
	Pbd: Provided By District	SFD: Single-Family Dwelling

Source: Construction Industry Federation - 1990/91 Regional Development Fee Survey

---

## **APPENDIX B**

### **INCOME DISTRIBUTION**

---

Appendix B

INCOME DISTRIBUTION  
1991 HOUSING ELEMENT  
CITY OF OCEANSIDE  
1980 & 1988

	-----1980-----		-----1988-----	
<u>Household Income</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$10,000	8,926	30.7	4,494	11.1
\$10,000-\$14,999	5,644	19.4	4,712	11.7
\$15,000-\$24,999	7,675	26.4	10,064	24.9
\$25,000-\$34,999	3,906	13.4	7,967	19.7
\$35,000-\$49,999	2,077	7.1	7,131	17.6
\$50,000+	<u>849</u>	2.9	<u>6,042</u>	15.0
Total	29,077		40,410	

*Sources: 1980 U.S. Census Population & Housing (Income for year 1979), and  
SANDAG - Estimates of 1988 Household Income*

---

**APPENDIX C**  
**INCLUSIONARY HOUSING ORDINANCE**



**APPENDIX C**  
**INCLUSIONARY HOUSING ORDINANCE**

AN ORDINANCE OF THE CITY OF OCEANSIDE  
AMENDING CHAPTER 14C OF THE CITY CODE  
AND ESTABLISHING REQUIREMENTS FOR THE  
RESERVATION OF HOUSING UNITS FOR LOW  
AND MODERATE INCOME HOUSEHOLDS IN RESI-  
DENTIAL PROJECTS

---

WHEREAS, Government Code Section 65588(b) requires local jurisdictions to revise their Housing Elements every five years, and

WHEREAS, the City of Oceanside has revised its Housing Element for the period July 1991 through June 1996, and

WHEREAS, Government Code Section 65584(a) requires localities to include the regional share housing needs for persons of all income levels in their Housing Elements, and

WHEREAS, if left to their own devices the private sector will not provide an adequate number of housing units affordable to low and moderate income households to meet the locality's regional share housing needs, and

WHEREAS, everytime another non-affordable housing project is built it exacerbates the problem of land scarcity to develop affordable housing projects, and

WHEREAS, failure to expand the supply of affordable housing will make it more difficult for future employers to secure a labor force, and therefore could cause unacceptable harm to the quality of life in the city, and

WHEREAS, Government Code Section 65583(c) requires a program which sets forth a five year schedule of actions the local government will undertake to achieve the goals and objectives of the Housing Element, and

1 WHEREAS, when all Federal, State, and local programs other  
2 than the Inclusionary Housing program are taken into account  
3 there exists a shortfall in the affordable units projected in  
4 the Housing Element and the Regional Share Housing Needs, and

5 WHEREAS, an Inclusionary Housing program is necessary to  
6 achieve the regional share goals indicated in the Housing  
7 Element, and

8 WHEREAS, if a developer opts to pay a fee in-lieu of  
9 providing units reserved for low or moderate income households  
10 such fee must be sufficient to enable the City to provide median  
11 priced homes for low or moderate income households at affordable  
12 prices;

13 NOW, THEREFORE, be it ordained by the City Council of the  
14 City of Oceanside as follows:

15 SECTION 1. Chapter 14C of the Oceanside City Code is  
16 hereby repealed.

17 SECTION 2. Chapter 14C of the Oceanside City Code is  
18 hereby adopted and shall read as follows:

19 "Chapter 14C

20 INCLUSIONARY HOUSING

21 Section 14C.1. Intent.

22 Housing requirements for Low and Moderate Income Households  
23 in Residential Projects.

24 It is the intent of this article to establish requirements  
25 for the reservation of housing units for low and moderate income  
26 households in residential projects requiring development plans.

27 . . . . .

28 . . . . .

1 Section 14C.2. Applicability.

2 The provisions of this article shall apply to all  
3 residential projects of three or more units including without  
4 limitation, condominium conversions and time extensions of  
5 development plan approval for previously approved residential  
6 projects. This article shall apply to any such project for  
7 which a development plan was not finally approved as of May 6,  
8 1991.

9 Section 14.C.3. Exemptions.

10 A. Any project located within the boundaries of the  
11 Redevelopment Project Area shall be exempt from the provisions  
12 of this article.

13 B. Any project developed pursuant to the terms of an  
14 existing development agreement entered into pursuant to  
15 Government Code Section 65864 et seq. before May 6, 1991.

16 Section 14C.4. Definitions.

17 A. Affordable. For the purposes of this article, the  
18 term "affordable" shall have the following meanings:

19 (1) A for-sale housing unit shall be affordable if  
20 the sales price does not exceed 250% of the area median income  
21 for San Diego County, adjusted for family size/bedroom size, as  
22 published by HUD. The family size/bedroom size adjustment shall  
23 be as follows:

24 one bedroom units shall be based on the median income for  
25 a family of two;

26 . . . . .

27 . . . . .

28 . . . . .



two bedroom units shall be based on the median income for a family of four;

three bedroom units shall be based on the median income for a family of six;

four bedroom units shall be based on the median income for a family of eight.

(2) A rental housing unit shall be affordable if the total housing cost, including rent and utilities, paid by a household does not exceed 30% of the monthly gross income of a household with a monthly income not exceeding 60% of the area median income adjusted for household size. A household size of two persons per bedroom will be used to calculate the maximum affordable rent.

B. Area Median Income. The median household income of San Diego County or equivalent geographic area as annually estimated by HUD pursuant to Section 8 of the United States Housing Act of 1937. In the event such HUD determinations of area median income are discontinued, the area median income shall be that median household income as established and published by the State of California Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.

C. Household. A person or persons living together in the same residence.

D. HUD. The United States Department of Housing and Urban Development.

. . . . .

. . . . .

1       E. Low Income Household. A person or persons living  
2 together as a household unit whose combined incomes do not  
3 exceed 80% of the median income for San Diego County for an  
4 equivalent size household.

5       F. Low and Moderate Income Household. A person or  
6 persons living together as a household unit whose combined  
7 incomes do not exceed 120% of the median income for San Diego  
8 County for an equivalent size household.

9       G. Moderate Income Household. A person or persons living  
10 together as a household unit whose combined income exceeds 80%  
11 but does not exceed 120% of the median income for San Diego  
12 County for an equivalent size household.

13       H. Residential Project. Any new construction or  
14 condominium conversion.

15 Section 14C.5. Reservation Requirements.

16       A. Reservation of for-sale units.

17           (1) Prohibition. No development plan (or building  
18 permit for 1 or 2 unit projects) for a for-sale residential  
19 project of three or more units subject to this article shall be  
20 approved in any area of the City unless at least 10% of such  
21 housing units are reserved for sale to low and moderate income  
22 households or reserved as rental units for low income  
23 households.

24           (2) Calculation of reservation requirement. The  
25 calculation of the number of housing units to be reserved shall  
26 be made utilizing the total number of housing units in the  
27 development prior to including any increase in the allowable  
28 number of such housing units authorized by any density bonus

1 granted pursuant to Government Code Section 65915 et seq.

2 If the calculation of the number of housing units to be  
3 reserved results in a fraction of a whole number, the developer  
4 may either reserve one housing unit or pay a partial in-lieu fee  
5 equal to the remaining fraction. The amount of the in-lieu fee  
6 shall be determined according to Section 14C.6.

7 (3) Design and construction of reserved units. The  
8 design and exterior appearance of the reserved units shall be  
9 compatible with and substantially the same as the non-reserved  
10 units within the development and shall contain proportionately  
11 the same or a larger number of bedrooms and square footage per  
12 reserved unit as the non-reserved units.

13 The reserved units shall be constructed either prior to or  
14 simultaneously with the non-reserved units within the  
15 development. If the development is being constructed in phases,  
16 the percentage of reserved units to be constructed in each phase  
17 shall be equivalent to ten percent of the total number of units  
18 being constructed in that phase.

19 (4) Sales price. The initial sales price and resale  
20 sales price of reserved units shall be limited to ensure that  
21 the price is affordable within the definition contained in  
22 Section 14C.4.A.(1).

23 (5) Sales restriction. Reserved units shall be sold  
24 or resold only to eligible low or moderate income households.  
25 The City shall determine the eligibility of such households.

26 A deed restriction, covenant, and/or other instrument  
27 enforceable by the City and approved by the City Attorney and  
28 Housing Director, limiting the resale of such units to eligible

1 low or moderate income households shall be recorded against the  
2 title of all reserved units at affordable prices as described in  
3 subsection (4) immediately above. The duration of such resale  
4 restrictions shall be a minimum of 30 years.

5 (6) Rental restriction. The requirements indicated  
6 in Section 14C.5.B.(4) shall apply.

7 B. Reservation of rental unit

8 (1) Prohibition. No rental residential project  
9 subject to this article (including time extensions) shall be  
10 permitted unless at least 10% of such housing units are reserved  
11 for low income households.

12 (2) Calculation of reservation requirement. The  
13 provisions of Section 14C.5.A.(2) shall apply to the calculation  
14 of the number of housing units to be reserved in any rental  
15 housing development.

16 (3) Design and construction of reserved units. The  
17 provisions of Section 14C.5.A.(3) shall apply to the design and  
18 construction of reserved housing units in a rental housing  
19 development.

20 (4) Rental restriction. The rent to be charged for  
21 a reserved housing unit shall be so limited as to be affordable  
22 within the definition of Section 14C.2.A.(2).

23 A deed of restriction, covenant, and/or other instrument  
24 enforceable by the City and approved by the City Attorney and  
25 Housing Director shall be recorded against the title of the  
26 property within which the reserved units are located limiting  
27 the rental of the reserved units as described immediately above.

28 . . . . .



1 This rent restriction shall be in effect for a minimum of 30  
2 years. Additionally, the property shall be so restricted as to  
3 prohibit the conversion of the restricted units for the term of  
4 the rent restriction to a condominium, stock cooperative,  
5 community apartment, or such other form of ownership which would  
6 eliminate the restricted units as rental units.

7 Section 14C.6. In-Lieu Fee Alternative.

8 A. As an alternative to reserving units as required in  
9 Section 14C.5, the developer may pay a fee in-lieu of  
10 reservation in an amount established by City Council  
11 resolution according to the formula set forth in subsection B,  
12 below, sufficient to subsidize the price of a median sales price  
13 home in Oceanside to the extent that it brings the sales price  
14 of such a home into the affordable range for a moderate income  
15 household.

16 B. The amount of the in-lieu fee for each required  
17 inclusionary unit shall be determined by the Housing Director at  
18 the time of issuance of building permits for the first  
19 residential units in a development project subject to this  
20 article by application of the City Council resolution adopted  
21 pursuant to Subsection A above, which resolution shall use the  
22 following formula:

23 The median sales price of homes sold in the City of  
24 Oceanside based on the last quarter of the calendar year prior  
25 to the year in which the building permit is issued:

26 minus

27 The maximum affordable sales price for a 3-bedroom unit as  
28 defined in Section 14C.4.A.(1). However, the Area Median Income

1 figures in effect during the last quarter of the calendar year  
2 prior to the year in which the building permit is being issued  
3 shall apply.

4 (Median sales price of new home - affordable 3-bedroom sales  
5 price = in-lieu fee)

6 To obtain the per unit in-lieu fee the entire in-lieu fee  
7 shall be divided by the total number of units in the project.  
8 If the in-lieu fee option is chosen to comply with this article,  
9 in whole or in part, the per unit in-lieu fee shall be paid for  
10 each unit that a building permit is issued.

11 C. All in-lieu fees collected hereunder shall be used by  
12 the City exclusively to provide housing opportunities for low or  
13 moderate income households anywhere within the City. All in-  
14 lieu fees shall be held in a separate account with interest  
15 accruing to said account. All funds in the account shall be  
16 spent in any manner authorized by law as the City Council deems  
17 appropriate solely to provide housing opportunities for low or  
18 moderate income households. For the purposes of this subsection  
19 the term "provide housing opportunities for low or moderate  
20 income households" means any expenditure authorized by law which  
21 directly or indirectly make housing units affordable to low or  
22 moderate income households.

23 D. The requirements indicated in Sections 14C.4, 14C.5,  
24 and 14C.6 may be met through any combination of reserved units  
25 within a project or payment of the applicable in-lieu fee.  
26 Section 14.C.7. Relationship to Replacement Housing Required  
27 under Government Code Section 65590.

28 . . . . .

1        If a residential project subject to this article is  
2 required to provide replacement housing pursuant to Government  
3 Code Section 65590, then the number of units required to be  
4 reserved for low or moderate income households shall be the  
5 larger of the number of units required under Government Code  
6 Section 65590 or this article.        The requirements for  
7 inclusionary housing under this article shall not be additive to  
8 the requirements for replacement housing under Government Code  
9 Section 65590.        The provisions of this article shall not apply  
10 to units provided pursuant to an ordinance adopted as required  
11 by section 65915 of the Government Code.

12        Section 14C.8.    Periodic Review.

13        Prior to July 1 of each year, during the budget review  
14 process, the City Council shall review the status of compliance  
15 with this ordinance, and the degree to which fees collected  
16 pursuant to this ordinance        are mitigating impacts of new  
17 development projects.        Not later than five years after the  
18 effective date of this ordinance, the City Council shall  
19 consider a report by the City Manager reviewing the reservation  
20 requirement and fee formula established to implement the  
21 provisions of this ordinance to determine whether any  
22 adjustments in the reservation requirement or fee formula are  
23 warranted.

24        Section 14C.9    Administration.

25        A.        The provisions of this article shall be administered  
26 by the Housing Director of the City of Oceanside under the  
27 direction of the City Manager.

28        . . . . .

1 B. The City Council may adopt by resolution rules and  
2 regulations for the implementation of this article.

3 C. A developer and/or subsequent purchaser of a reserved  
4 unit shall be required to pay such fee as may be established by  
5 resolution of the City Council to recover the cost to the City  
6 of administration of the provisions of this article.

7 Section 14C.10. Building Permit.

8 No building permit shall be issued for any residential  
9 project subject to this article unless the Housing Director has  
10 certified that the proposed development has complied with or is  
11 otherwise exempt from the provisions of this article."

12 SECTION 3. Pursuant to the provisions of the California  
13 Environmental Quality Act of 1970 and the State Guidelines  
14 thereto, a Negative Declaration filed by the Resource Officer of  
15 the City of Oceanside has been considered and approved by the  
16 City Council.

17 SECTION 4. If any section, subsection, sentence, clause  
18 or phrase of the ordinance codified in this chapter for any  
19 reason held to be invalid or unconstitutional by the decision of  
20 any court of competent jurisdiction, such decision shall not  
21 affect the validity of the remaining portions of the ordinance  
22 codified in this chapter. The City Council declares that it  
23 would have passed the ordinance codified in this chapter and  
24 each section, subsection, sentence, clause and phrase thereof,  
25 irrespective of the fact that any part hereof be declared  
26 invalid or unconstitutional.

27 SECTION 5. This ordinance shall be codified.

28 . . . . .




1        SECTION 6.        The City Clerk of the City of Oceanside is  
2 hereby directed to publish this ordinance once within fifteen  
3 (15) days after its passage in the Blade-Citizen, a newspaper of  
4 general circulation published in the City of Oceanside.

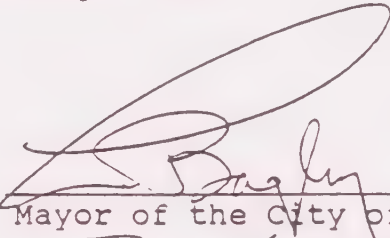
5        SECTION 7.        This ordinance shall take effect and be in  
6 force thirty (30) days after its adoption.

7        PASSED, ADOPTED AND ORDERED PUBLISHED by the City Council  
8 of the City of Oceanside, California this 23rd day of  
9 October, 1991, by the following vote:

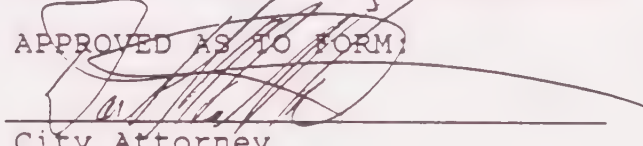
10        AYES:            YORK, RODEE, BISHOP  
11        NAYS:            BAGLEY, WILLIAMSON  
12        ABSENT:        NONE  
13        ABSTAIN:        NONE

14        ATTEST:

15          
16        \_\_\_\_\_  
17        City Clerk

18          
19        \_\_\_\_\_  
20        Mayor of the City of Oceanside

21        APPROVED AS TO FORM:

22          
23        \_\_\_\_\_  
24        City Attorney

**APPENDIX D**  
**SET-ASIDE DEFECIT REDUCTION PLAN**

KatzHollis

Low and Moderate Income Housing Fund  
Deficit Reduction Plan

Adopted  
for the

Oceanside Downtown Redevelopment Project

Pursuant To Section 33334.6  
of the  
California Community Redevelopment Law

Community Development Commission  
of the City of Oceanside, California

October 1989

# KatzHollis

## Table of Contents

I.	INTRODUCTION .....	1
II.	BACKGROUND .....	1
	Housing Set-Aside Requirement .....	1
	Subsequent Legislation .....	2
	Commission Findings Pursuant to AB 265 .....	2
III.	DETERMINATION OF RESOURCES TO REDUCE DEFICIT .....	3
IV.	THE HOUSING DEFICIT REDUCTION PLAN .....	4
	Commitment of Resources .....	4
	Modification of the Plan .....	4



# KatzHollis

## Low and Moderate Income Housing Fund Deficit Reduction Plan

### I. INTRODUCTION

On November 19, 1975, the City of Oceanside (the "City") adopted the Redevelopment Plan for the creation of the Downtown Redevelopment Project (the "Project") of the Community Development Commission of the City of Oceanside (the "Commission"). At the time of the Project's adoption, the Community Redevelopment Law (the "CRL") did not require the Commission to set aside Project tax increment revenues into a Low and Moderate Income Housing Fund (the "Housing Fund"). Under recently enacted legislation, the Commission must now comply with the low and moderate income housing requirements of the CRL for the Project.

The specific purpose of this document is to meet the requirements of Section 33334.6 (g), established by Assembly Bill 1735 (Chapter 1111, Statutes of 1987). Section 33334.6 requires the Commission to adopt a Low and Moderate Income Housing Fund Deficit Reduction Plan (the "Plan") if the Commission acts to defer making deposits to the Housing Fund as permitted by Assembly Bill 263 (discussed below) and declares that the deferred deposits are a deficit to the Housing Fund per the provisions of Chapter 1111. The following represents the Plan for the Project Area.

### II. BACKGROUND

#### Housing Set-Aside Requirement

Section 33334.2 of the CRL requires that redevelopment projects adopted after January 1, 1977 use not less than 20 percent of tax increment revenues for the purposes of increasing and improving the community's supply of low- and moderate-income housing. The annual amount set aside may be reduced if the agency makes annual findings that:

- 1) there is no need to improve or increase the supply of low- and moderate-income housing; or
- 2) some stated percentage less than 20 percent is sufficient to meet the housing needs of the community; or
- 3) the community is making a substantial effort to meet its housing needs through the expenditure of other funds.

The annual amount required to be set aside by the Commission for the Project, whether it is full 20 percent of tax revenues or some lesser amount as a result of Commission findings, is hereinafter referred to as the Net Housing Set-Aside Requirement.

The CRL requires that the Net Housing Set-Aside Requirement be annually deposited into the Housing Fund established pursuant to Section 33334.3 and used for purposes set forth in Section 33334.2.

In carrying out the purposes of Section 33334.2, the Commission may expend Housing Fund balances to:

- (1) acquire land or building sites;
- (2) improve land or building sites with onsite or offsite improvements;
- (3) donate land to private or public persons or entities;
- (4) construct buildings or structures;

# KatzHollis

- (5) acquire buildings or structures.
- (7) provide subsidies to, or for the benefit of, very low income households, as defined by Section 50105; lower income households, as defined by Section 50079.5; or persons and families of low or moderate income as defined by Section 50093;
- (8) develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges; and
- (9) maintain the community's supply of mobile homes.

The CRL specifies that an agency may use the housing fund to meet, in whole or in part, the replacement housing provisions of Section 55413. An agency may also use these funds inside or outside of a redevelopment project area. The agency and the legislative body must determine that the funds expended outside the project area will be of benefit to the project. It should be noted that replacement housing under Section 55413 is always of benefit to the project area.

## Subsequent Legislation

Assembly Bill 265 (Chapter 1135, Statutes of 1985), requires that redevelopment project areas adopted prior to January 1, 1977 (as was the Project) set aside 20 percent of their tax increment revenue for the purposes of increasing and improving the community's supply of low and moderate income housing. Chapter 1135 permitted these pre-1977 project areas to offset their Net Housing Set-Aside Requirement in order to fund pre-existing debt obligations and pre-existing programs, projects and activities that had been approved by the redevelopment agency prior to January 1, 1986. These debt obligations, programs, projects and activities were to be included in a Resolution of Existing Obligations and/or Existing Programs that was to be adopted by the redevelopment agency on or prior to September 1, 1986. The Oceanside Community Development Commission on June 24, 1986 adopted Resolution No. 86-C-36 in compliance with this legislation. The Resolution is attached as Exhibit A, and includes a Statement of Existing Obligations and a Statement of Existing Programs.

The enactment of Assembly Bill 1735 amended Chapter 1135 to change the reduction of the Net Housing Set-Aside Requirement to a deferral, and requires that a redevelopment agency adopt a plan to eliminate the deficit created in the housing fund by such deferrals in subsequent years.

## Commission Findings Pursuant to AB 265

To the extent that the Commission does not have revenues available to satisfy the Net Housing Set-Aside Requirement due to pre-existing debt obligations and, until 1995-96, pre-existing programs, projects and activities pursuant to AB 265, the Commission's annual deposits to the Housing Fund need not be made. Pursuant to Commission Resolution Nos. 86-C-37, 86-C-38, 87-C-60, 88-C-39 and 89-C-39 for fiscal years 1985-86 through 1989-90, respectively, such deposits have not and will not be made. Commencing in fiscal year 1988-89 the non-deposit of the Net Housing Set-Aside Requirement constituted a deferral of such deposit and created a deficit in the Housing Fund. Continuing through 1995-96, the Commission may annually exercise the option to defer the annual deposit to the Housing Fund, provided that annual revenues continue to be insufficient to satisfy the Net Housing Set-Aside Requirement due to pre-existing debt obligations and pre-existing programs, projects and activities. Based upon these approved pre-existing debt obligations and programs, projects and activities, as well as projections of future revenues, it is currently anticipated that the deferral of all or a portion of the annual deposits to the Housing Fund will continue until fiscal year 1995-96 and will result in a cumulative deficit in the Housing Fund of approximately \$4,134,000.



# KatzHollis

## III. DETERMINATION OF RESOURCES TO REDUCE DEFICIT

- A projection and determination of the funds which may be available to reduce the Housing Fund deficit created by annual deferrals in fiscal years 1988-89 through 1995-96 are shown on the Redevelopment Fund cash flow attached hereto as Table 1. For purposes of this Plan, it is assumed that the available funds to reduce the Housing Fund deficit are based upon net tax revenues (i.e., net of debt service obligations), interest income and other miscellaneous Commission resources after the anticipated expenditures for any outstanding pre-existing programs, projects and activities and the required annual housing set-aside commencing in 1996-97.

Table 1 portrays the application of available Commission resources to fund its pre-existing debt obligations, programs and housing requirements from fiscal year 1988-89 through 2017-18. The table indicates that after providing for the payment of debt obligations, remaining resources are then committed to fund AB 265 program expenditures and the annual Net Housing Set-Aside Requirement. Table 1, in the row labelled AB 265/Deficit Reduction Payments, shows the annual amounts available to the Commission for expenditures, through 1995-96, on programs listed on Exhibit A and thereafter on any legal expenditures of the Commission (Due to the Commission's spending priorities no expenditures are shown until fiscal year 1999-2000). Beginning in 1996-97, these available amounts are reduced by the set-aside of housing moneys. The set-aside, as of that fiscal year, takes priority over expenditures for programs. It is these funds both prior to and after 1996-97 that the Commission proposes to pledge, in part, to the elimination of the deficit in the Housing Fund.

Table 2 shows the aggregate accrual of housing deposits assumed annually deferred as permitted under existing statutes. Based upon tax increment revenues projected on Table 1, the Housing Fund deficit would increase annually from 1988-89 through 1995-96 to approximately \$4.1 million. As shown on Table 2 this deficit would be annually reduced by the Commission per the provisions of the Housing Deficit Reduction Plan presented below until fiscal year 2016-17 at which time that the deficit would be eliminated.

## IV. THE HOUSING DEFICIT REDUCTION PLAN

### Commitment of Resources

It is the intent of this Plan that available resources will first be expended to pay the Commission's outstanding debt obligations. These debt obligations are shown on Exhibit A attached hereto. To the extent that provisions have been made for the payment on existing debt obligations, any remaining resources are then to be used until 1995-96 to fund the Commission's pre-existing programs, projects and activities, also shown on Exhibit A. Beginning in 1996-97, after payments to service debt on the Commission's 1986 Second Lien Tax Allocation Bonds, a portion of funds available each fiscal year, given a minimum amount of expenditure on remaining Project programs, are to be used for the reduction of any deficit then existing in the Housing Fund.

The following lists the committed use of Project resources in priority order:

- 1) Existing Obligations - Debt Service Payments
  - 1987 Tax Allocation Refunding Bonds
  - City of Oceanside Loan
  - Williams Note
  - Residential Revenue Bonds
  - Coastal Conservancy Loan
- 2) 1986 Second Lien Tax Allocation Bonds - Through 1995-96 after 1) above, to:  
debt service and other costs associated with the 1986 Second Lien Tax Allocation Bonds

# KatzHollis

3) Programs, Projects and Activities - Costs associated with AB 265 expenditures shown on Table 3, including debt service on funds borrowed to cover these expenses provided, however, that in any year revenue available to cover such costs after meeting the expenditures set forth in earlier priorities equal or exceed Five Hundred Thousand Dollars (\$500,000), fifteen percent of such funds shall be applied per 4), below.

4) Housing Fund Deficit Reduction - after 3) above, to:

- The elimination of any deficit then remaining in the Housing Fund.

5) Net Housing Set-Aside Requirement - Commencing with the 1996-97 fiscal year, after 1) above, to:

- The set-aside of taxes allocated to the Commission, in amounts determined as provided in Section 33334.6 of the CRL, for the provision of low and moderate income housing

6) 1986 Second Lien Tax Allocation Bonds - Commencing in 1996-97 after 5) above, to:

- Debt Service and other costs of servicing associated with the Project's 1986 Second Lien Tax Allocation Bonds

7) Other Agency Obligations and Programs - after 6) above, to:

- Any legal expenditures of the Commission including debt service on funds borrowed to cover these expenses provided, however, that in any year revenue available to cover such costs after meeting the expenditures set forth in earlier priorities equal or exceed Five Hundred Thousand Dollars (\$500,000), fifteen percent of such funds shall be applied per 8), below.

8) Housing Fund Deficit Reduction - after 7) above, to:

- The elimination of any deficit then remaining in the Housing Fund.

It is the intent of the above prioritization of the Project's flow of funds that after meeting expenditures under the priorities listed, through and including servicing debt on the 1986 Bonds, the Commission, from funds then remaining will apply an amount equal to 15 percent of such remaining funds, to the elimination of any deficit existing in the Housing Fund if such remaining funds meet or exceed Five Hundred Thousand Dollars (\$500,000).

## Modification of the Plan

This Plan is subject to annual review and modification as a part of the preparation of the Commission's budget. The Plan may be amended to:

1. Reflect changes in the timeframe (either earlier or later) by which the deficit is anticipated to be eliminated;
2. Provide for the use of resources not currently identified to eliminate the deficit;
3. Opt to finance all or part of the elimination of the deficit through the issuance of tax allocation bonds or other mechanisms;
4. Respond to the delay or reduction in the receipt of anticipated resources;



# KatzHollis

5. Reflect changes in scope and timing of costs for obligations and programs, and to;
6. Encompass legislative changes.

This Plan assumes that the creation of the Housing Fund deficit constitutes an indebtedness to the Downtown Project Area and that the Commission will be eligible to receive tax increment revenues beyond the life of the Redevelopment Plan (beyond fiscal year 2010-11) in order to cure the deficit. It should be noted, however, that if the assumptions used in the preparation of this Plan prove to be inaccurate or the resources projected and/or expenditures incurred are other than those shown on the attached tables, then this Plan would require revision accordingly.

The tables attached to this Plan portray the reduction of the deficit in connection with Commission AB 265 expenditures. Nothing in this Plan, however, shall preclude the Commission's issuance of bonds or use of other financing to fund the deficit, thereby spreading the cost of the reduction of the deficit over multiple years and enabling the use of revenues in excess of debt service for other Project purposes. Furthermore, the Commission may choose to continue to carry all of or a portion of the deficit into later fiscal years while undertaking new programs so long as at the time of such election it provides amendments to this Plan so as to maintain a reasonable and feasible procedure for the elimination of the deficit.

COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE

RESOLUTION NO. 86 C-36

A RESOLUTION OF THE COMMUNITY DEVELOPMENT  
COMMISSION OF THE CITY OF OCEANSIDE ADOPTING THE  
STATEMENT OF EXISTING OBLIGATIONS AND STATEMENT  
OF EXISTING PROGRAMS FOR THE DOWNTOWN  
REDEVELOPMENT PROJECT

WHEREAS, the City Council of the City of Oceanside has heretofore adopted the Redevelopment Plan for the Downtown Redevelopment Project on November 19, 1973 by Ordinance No. 73-35, as amended; and

WHEREAS, the Community Development Commission of the City of Oceanside (the "Commission") is engaged in activities necessary and appropriate to carry out the Redevelopment Plan; and

WHEREAS, pursuant to Section 33334.3 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq) the Commission shall deposit into the Low and Moderate Income Housing Fund for the Downtown Redevelopment Project in Fiscal Year 1983-86 and each Fiscal Year thereafter, not less than twenty percent (20%) of the tax increment funds allocated to the Commission for such Project in the applicable Fiscal Year, except as necessary to pay for existing obligations and/or existing projects, programs, or activities; and

WHEREAS, the Commission pursuant to subdivision (f) of Section 33334.3 of the Community Redevelopment Law has prepared a proposed Statement of Existing Obligations and a proposed Statement of Existing Programs for the Downtown Redevelopment Project; and

WHEREAS, such proposed Statements have heretofore been submitted to the City Council of the City of Oceanside and the California Department of Housing and Community Development in the manner required by law; and

WHEREAS, the Commission has held a duly noticed public hearing to consider such proposed Statements.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Commission of the City of Oceanside as follows:

1. The Commission hereby approves and adopts the Statement of Existing Obligations and Statement of Existing Programs for the Downtown Redevelopment Project. A copy of the Statement of Existing Obligations and Statement of Existing Programs shall be placed on file in the office of the Secretary of the Commission as Exhibit A and Exhibit B, respectively.

2. The Executive Director (or her designee) shall cause the record of the public hearing on the Statement of Existing Obligations and Statement of Existing Programs to be transmitted to the City Council of the City of Oceanside, which shall maintain a record of the public hearing.

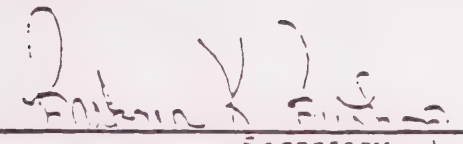
3. A copy of this Resolution, together with any amendments to the proposed Statement of Existing Obligations and/or Statement of Existing Programs heretofore submitted to the California Department of Housing and Community Development, shall be transmitted to the Department within ten days following adoption of this Resolution.

PASSED AND ADOPTED by the Community Development Commission of the City of Oceanside, California, this 24th day of June, 1986 by the following vote:


AYES: BAGLEY, GILBERT, MacDONALD, MARIONCELLI, WILLIAMSON  
NAYS: NONE  
ABSENT: NONE  
ABSTAIN: NONE

  
Chairman

ATTEST:

  
Secretary

APPROVED AS TO FORM AND LEGALITY:

 *CF*  
Commission General Counsel

110/7-26

DOWNTOWN REDEVELOPMENT PROJECT

Statement of Existing Obligations

[Compiled Pursuant to Health & Safety Code Sec. 3334.6(f)(3)]



STATEMENT OF EXISTING OBLIGATIONS

<u>Obligation</u>	<u>Amount</u>	<u>Annual Payment</u>	<u>Final Payment Date</u>
1. Tax Allocation Bond	\$ 8,330,000	\$1,047,328	August 2017
2. City Of Oceanside Loan	\$ 2,000,000	\$ 298,000*	June 2005
3. Williams Note	\$ 163,000	\$ 21,278	May 1996
4. Residential Revenue Bonds	\$36,483,000	\$1,136,973	May 2013
5. Coastal Conservancy Loan	\$ 1,070,000	\$136,000	July 2001

\* Fluctuates with interest rates - 10 year loan beginning in 1995.

- 
1. Tax allocation bond refunding issues 9-1-82.
  2. Loan from City for acquisition of property for Civic Center and other associated costs (i.e. relocation, legal administration, etc.)
  3. Payment for property purchased by the Agency in 1990.
  4. Residential Mortgage Revenue Bond issued May 1, 1990.
  5. Loan to purchase property for beachfront park.

DOWNTOWN REDEVELOPMENT PROJECT

Statement of Existing Programs

[Compiled Pursuant to Health & Safety Code Sec. 33334.5(f)(1)]

## STATEMENT OF EXISTING PROGRAMS

### 1. Residential Waterfront Redevelopment Project

- . Disposition and Development Agreement with Oceanside Beach Partners.
- . Agreement with San Diego Gas & Electric
- . Agreement with Security Land & Right of Way Services, Inc.
- . Agreement with Port & Flon, Inc.
- . Agreement with Administrative Services and Appraisals Ltd.
- . Contract Agreement with Palomar Grading and Paving, Inc.
- . Agreement with Stillman Electric Inc.
- . Agreement with Robert H. Williams & Co.
- . Agreement with Anderson & Brabant, Inc.
- . Agreement with Chicago Title Insurance Company
- . Agreement with Weiser, Kane, Bailmer and Barkman
- . Agreement and Amendments with Weiser, Kane, Bailmer and Barkman

### 2. AT & SF Freight Switching Yard Relocation Project

- . Agreement with The AT & SF Railway Company
- . Agreement Amendment with The AT & SF Railway Company
- . Agreement with the North County Transit District
- . Agreement with James L. Alcorn and Associates
- . Agreement with Berryman & Stephenson Inc.
- . Agreement with Pountney & Associates Inc.
- . Contract with B.J. Wier Company

- . Contract with Arthur Shooter Associates, Inc.
- . Agreement with Ralph Stone & Associates
- . Contract with Transco Pacific Company
- . Grant Contract with the U.S. Department of Transportation Urban Mass Transportation Administration

3. Cone Complex Project

- . Memorandum of Understanding with Local Business Partners
- . Disposition and Development Agreement with Oceanside Venture

4. Santa Barbara Site Project

- . Disposition and Development Agreement with Santa Barbara Savings and Loan Association

5. Hotel Development Program

As of December 1985, four new hotel/motel sites have been identified in the Redevelopment Area and existing hotels have been identified for extensive rehabilitation. A market analysis and financial analysis have been completed. Discussion with a number potential hotel developers/operators are ongoing on all four sites.

- . Contract with Laventhol & Horwath

6. Historic Structures Block Program

- . Draft Specific Plan
- . Agreement with ECOFA, Inc.

7. Parking Lot Improvement Program

- . Local Coastal Program
- . Agreements and Amendments 1-5 with Gruen Associates
- . Gruen Traffic/Parking/Urban Design Study
- . Agreement with PDD Inc.



## 8. Public Improvement Program:

The Community Development Commission has been and is continuing to provide public improvements in the downtown area in order to promote private development. Examples of such improvements are:

- Undergrounding Overhead Utility Lines: The 1983 Disposition and Development Agreement between the Community Development Commission and Oceanside Beach Partners requires the Commission to provide off-site public improvements and utilities needed for the Residential Waterfront Redevelopment Project. The City ordinances require that public utilities to serve condominium projects be placed underground. To comply with these requirements, the Commission is obligated to underground utility lines for all phases of the project.
- Mission Avenue Extension: Extension of Mission Avenue across the railroad track will provide a direct access route from Interstate 5 freeway to the beach. The extension of Mission Avenue by the Community Development Commission is addressed in two agreements:

The Commission's 1983 Relocation Agreement with the AT&SF Railroad allows the Commission to extend Mission Avenue across the railroad tracks. Prior to or concurrent with the opening of Mission Avenue, the Commission must close the Third Street crossing and the Tyson Street crossing was closed in anticipation of this action.

The 1983 Disposition and Development Agreement between the Commission and the Oceanside Beach Partners requires the Commission to extend Mission Avenue across the railroad tracks.

- Reconstruction of Curb, Gutters, Sidewalks and Streets: Reconstruction of curbs, gutters, sidewalks and streets is a responsibility of the Community Development Commission in several agreements. The 1983 Disposition and Development Agreement with Oceanside Beach Partners requires the Commission to construct these improvements in the vicinity of the Residential Waterfront Redevelopment Project. Construction of curbs, gutters and sidewalks will also be necessary as part of the Core Complex development. In addition, the Commission will be funding additional curb, gutter, sidewalk and street improvements as needed to facilitate development.

In 1982 the firm of Gruen Associates was retained by the Community Development Commission to study a number of issues in the redevelopment area. Their study called for realignment and upgrading of Pacific Street, Myers Street and The Strand. Curb, gutters and sidewalks would be reconstructed in conjunction with this work.

Beach Turnaround: A traffic turnaround will be constructed at the western end of Sixth Street on the Strand. The turnaround, eighty feet in diameter, will be protected by a seawall and will be landscaped. Pedestrian crosswalks constructed of decorative pavers will be installed.

The necessary City and Coastal Commission approvals have been obtained for this project. On October 23, 1983 a contract for construction of the turnaround was awarded to Dyno Construction Company. Weather permitting, construction is expected to begin in December 1983. The construction cost is approximately \$293,000.

Crosswalk Pavers Program: To improve the appearance of public streets in the downtown area, a decorative crosswalk program was proposed in 1984. Designs have been prepared and there are plans to install decorative crosswalks at Third and Pacific Streets, immediately adjacent to the Oceanside Pier. Decorative crosswalks are also proposed at various intersections throughout the project area.

Pacific Street Linear Park Extension: In the Spring of 1983 the City Council authorized the development of the Pacific Street Linear Park which would extend from First Street to Fifth Street along the west side of Pacific Street. In addition and in conjunction with that project, the Council authorized the development of a paved crosswalk at Third and Pacific Streets immediately adjacent to the Oceanside Pier.

City staff has been working with the landscape architect to develop the design plans and working drawings for the Linear Park improvements. The basic concept plan is a continuation of the pre-existing linear park already developed in the area of Wisconsin to First Street. In October 1983 the Community Development Commission reviewed the concept plan for the project. The next step is to prepare working drawings and bid documents.

Beach Access Ways: The California Coastal Commission and the City's 1983 Local Coastal Plan require that adequate access be provided to the beach. To comply with this requirement, the Local Coastal Plan requires the Community Development Commission to provide accessways at points along the Strand which lack adequate access.

Pedestrian Overpass at Tyson Street: The 1985 Relocation Agreement between the Community Development Commission and the AT&SF Railroad requires that the vehicle crossing at Tyson Street be closed. However, the agreement provides for the Commission to construct a pedestrian overcrossing of the railroad right of way at Tyson Street.

Downtown Public Restrooms: The objective of this portion of the Public Improvement Program is to provide public restroom facilities at strategic locations in the downtown area. The existing lack of public facilities creates difficulties for visitors to the downtown area and in some cases creates potential health hazards. The Redevelopment Agency's strategy is first to identify appropriate locations and then pursue development of restrooms at those locations.

Oceanside Public Pier: The objective of this program is to repair and reconstruct the public pier and construct associated new facilities. The concrete portion of the pier was originally built in 1927 and is currently in a state of deferred maintenance. The wooden portion of the pier is less than half its original length due to attrition from age and weather.

Plans call for rehabilitating the concrete portion of the pier and rebuilding the wooden pier structure. When completed, the new wooden pier will be approximately twice its current length and will contain a restaurant and shops at its seaward end. Federal and State monies have been obtained for a portion of this project. The remaining amounts will be supplied by the City.

Under the pier a food concession kiosk will be constructed. The kiosk building will be owned by the City and operated by a concessioner under a long-term lease. Plans for the kiosk have been prepared at City expense, and the Agency is actively seeking a lessee to build and operate the kiosk.

Senior Citizens Housing: An objective of the Community Development Commission is to provide market rate housing opportunities for senior citizens, as well as low and moderate-income units. A site has been proposed for the location of market rate housing opportunities in the area of Weitzel Street between Fourth and Fifth Streets. The site is in an area which emphasizes medical uses and is situated across the street from a hospital. In October 1984, an application was filed for a senior citizen housing project at that location. The project has not been built; however, the City is still committed to the goal of market rate housing for seniors.



Exterior Commercial Rehabilitation Program: The purpose of the Exterior Commercial Rehabilitation Program is to improve the appearance of blighted commercial areas. This will be done by providing facades where appropriate on blighted and deteriorated buildings. Block grant funds have been appropriated for this project.

Commercial Recycling Program: The objective of this program is to provide for the recycling of commercial properties to meet today's marketing needs. Current configuration of parcels, mixture of ownerships and high incidence of vacant parcels and buildings discourages new commercial development. Consolidation of parcels into sites which can accommodate today's marketing needs is essential in attracting new commercial development. The Commission discussed several locations which would further the Redevelopment Plan.

Reconstruction of Strand Beaches and Seawall: The objective of this program is to provide protection from erosion for improvements on the South Strand and to restore the beaches in the South Strand area.

The Coastal Commission has responded to the erosion problem by imposing a moratorium on new construction on the south strand. Due to beach erosion and unusually severe storms, developments on the South Strand have been placed in jeopardy.

The City is actively involved in combatting the erosion problem by two methods. First, "rip rap" has been placed on the seaward side of the Strand north from Wisconsin Street. Second, the City and the Army Corps of Engineers are involved in construction of a sand bypass system. When complete, this system will pump sand from the harbor and transport it to the beaches of the South Strand. A portion of this bypass system has been constructed, with completion expected in 1987.

Beach Restroom: Due to the construction of the beach turnaround, the public restroom at Sixth Street must be relocated. Original plans called for moving the building to a new location at the west end of Fifth Street. However, engineering studies showed that the old restroom building could not be moved without damage. Therefore, plans have been prepared for a new restroom to be located on the beach at the western end of Fifth Street.

The contract has been awarded for construction of the new restrooms. Construction is scheduled to begin in early 1986. The total cost of the project is estimated to be \$35,000.00.



. Eighth Street Bridge Over the Railroad: Construction of the Eighth Street bridge across the railroad will provide an additional access from Interstate 5 and the business district to the beach. Currently there are only three streets which cross the tracks in the Redevelopment area.

The May, 1983 traffic impact analysis prepared by the City Traffic Engineer described the Eighth Street bridge as "essential ... to relieve future traffic problems in the north end of the redevelopment area."

. Pacific Street Realignment: The existing Pacific Street alignment jogs at Fifth Street. Actions are being taken to clear the way for realignment of Pacific Street to provide continuous travel between Fourth and Sixth Streets, including:

- . Preparations for assembly of land adjacent to existing jog by Community Development Commission for one residential redevelopment project.
- . Negotiations with a developer for construction of residential units in the parcels potentially affected by the Pacific Street realignment, such construction to be undertaken in conjunction with the preferred realignment configuration.

9. Redevelopment General Administration:

The Redevelopment Department staff carries out the commitments of the Redevelopment Agency. Staff also takes appropriate actions and brings further recommendations to the Agency to carry out the redevelopment objectives in an orderly and timely manner. The City of Oceanside has agreed to provide all staff and administrative services to the Community Development Commission. It is the intent of the Community Development Commission to provide for the orderly and timely completion of all redevelopment activities by continuing to utilize staff and administrative services of the City of Oceanside, using all available tax increment monies and other revenues as appropriate.

# KatzHollis

City of Oceanside  
Community Development Commission  
Downtown Redevelopment Project

Table 1

03 Oct-09  
Page 2 of 3

## SUMMARY OF PROJECT CASHFLOW ANALYSIS (Includes Proposed Developments)

RESOURCES	11 1998-99	12 1999-00	13 2000-01	14 2001-02	15 2002-03	16 2003-04	17 2004-05	18 2005-06	19 2006-07	20 2007-08
BALANCE BROUGHT FORWARD	\$2,260	\$200	\$1,070	\$3,127	\$2,992	\$1,777	\$257	\$1,415	\$1,910	\$1,013
TAX INCREMENT TOTAL (1)	3,731,195	3,039,919	3,920,400	4,045,012	4,165,115	4,200,020	4,416,237	4,547,476	4,602,653	4,871,005
TOTAL OTHER REVENUES/GRANTS	100,005	99,951	100,000	100,141	100,132	100,053	97,956	100,030	100,062	791,166
<b>TOTAL RESOURCES</b>	<b>3,833,510</b>	<b>3,910,070</b>	<b>4,029,194</b>	<b>4,110,280</b>	<b>4,268,239</b>	<b>4,390,653</b>	<b>4,514,419</b>	<b>4,647,921</b>	<b>4,704,625</b>	<b>5,610,167</b>
EXPENDITURES										
TOTAL ADMIN COSTS	904,722	941,012	971,630	1,011,911	1,070,064	1,113,165	1,150,479	1,194,016	1,234,750	1,306,605
DEBT SERVICE - TOTAL (2)	2,102,307	2,069,997	2,069,047	2,064,374	1,907,573	1,904,460	1,906,200	1,907,700	1,900,520	1,900,173
TOTAL CAPITAL IMPROVEMENT PROJECTS AD 265 / DEFICIT REDUCTION PAYMENTS (3)	0	160,000	200,000	260,000	455,000	515,000	575,000	635,000	700,000	1,355,000
	0	160,000	200,000	260,000	455,000	515,000	575,000	635,000	700,000	1,355,000
HOUSING SET-ASIDE (4)	746,239	767,904	705,602	809,002	833,023	857,764	883,247	907,475	936,551	964,377
<b>TOTAL EXPENDITURES</b>	<b>3,833,510</b>	<b>3,930,992</b>	<b>4,026,367</b>	<b>4,145,280</b>	<b>4,266,460</b>	<b>4,390,396</b>	<b>4,515,033</b>	<b>4,647,011</b>	<b>4,719,809</b>	<b>5,610,154</b>
PERIOD ENDING BALANCE	(2,060)	070	2,049	(134)	(1,213)	(1,522)	1,150	475	2,904	(804)
CUMULATIVE ENDING BALANCE	200	1,070	3,127	2,992	1,779	257	1,415	1,910	4,017	4,013
APPLICATION OF CAPITAL PROJECTS AND HOUSING PAYMENTS										
AD 265 Expenditures	0	160,000	200,000	260,000	455,000	437,750	400,750	537,750	575,000	1,151,750
Housing Fund Deficit Reduction	0	0	0	0	0	77,250	86,250	95,250	105,000	203,250
<b>BALANCE OF AD265 EXPENDITURES (5)</b>	<b>10,072,076</b>	<b>15,447,701</b>	<b>16,010,006</b>	<b>16,537,590</b>	<b>16,806,720</b>	<b>17,271,410</b>	<b>17,621,002</b>	<b>17,936,154</b>	<b>18,200,712</b>	<b>17,907,205</b>

# KatzHollis

City of Oceanside  
Community Development Commission  
Downtown Redevelopment Project

Table 1

03 Oct-89  
Page 1 of 3

## SUMMARY OF PROJECT CASHFLOW ANALYSIS (Includes Proposed Developments)

	1 1988-89	2 1989-90	3 1990-91	4 1991-92	5 1992-93	6 1993-94	7 1994-95	8 1995-96	9 1996-97	10 1997-98
<b>RESOURCES</b>										
PLANCE BROUGHT FORWARD	\$1,077,107	\$1,923,002	\$1,020,993	\$263,669	\$1,710	\$2,052	\$307	\$710	\$736	\$85,702
TAX INCREMENT TOTAL (1)	1,536,000	1,776,005	2,041,926	2,475,000	2,931,003	3,160,041	3,300,979	3,422,265	3,522,447	3,625,577
TOTAL OTHER REVENUES/GRANTS	2,790,503	323,660	654,002	205,576	100,551	100,571	100,450	100,477	100,477	174,014
<b>TOTAL RESOURCES</b>	<b>6,223,610</b>	<b>4,223,467</b>	<b>3,737,721</b>	<b>2,944,253</b>	<b>3,121,294</b>	<b>3,359,664</b>	<b>3,407,744</b>	<b>3,611,712</b>	<b>3,711,002</b>	<b>3,705,173</b>
<b>EXPENDITURES</b>										
TOTAL ADMIN COSTS	753,750	810,900	963,621	795,520	825,440	879,242	914,046	925,979	851,504	886,914
DEBT SERVICE - TOTAL (2)	1,719,406	1,727,074	2,103,811	1,710,373	1,807,174	2,073,295	2,574,751	2,604,797	2,070,107	2,270,732
TOTAL:CAPITAL IMPROVEMENT PROJECTS	1,026,364	633,620	406,620	406,620	406,620	406,620	0	0	0	0
AD 265 / DEFICIT REDUCTION PAYMENTS (3)	0	0	0	0	0	0	0	0	0	0
HOUSING SET-ASIDE (1)	0	0	0	0	0	0	0	0	704,489	725,077
<b>TOTAL EXPENDITURES</b>	<b>4,299,800</b>	<b>3,202,474</b>	<b>3,474,052</b>	<b>2,942,513</b>	<b>3,119,242</b>	<b>3,359,157</b>	<b>3,400,776</b>	<b>3,610,776</b>	<b>3,626,100</b>	<b>3,702,723</b>
PERIOD ENDING BALANCE	26,675	(902,009)	(757,324)	(261,929)	312	(1,745)	641	(12)	81,816	(83,511)
CUMULATIVE ENDING BALANCE	1,923,002	1,020,993	263,669	1,710	2,052	307	910	936	85,702	2,268
APPLICATION OF CAPITAL PROJECTS AND HOUSING PAYMENTS										
AD 265 Expenditures	0	0	0	0	0	0	0	0	0	0
Housing fund Deficit Reduction	0	0	0	0	0	0	0	0	0	0
<b>BALANCE OF AD265 EXPENDITURES (5)</b>	<b>9,312,177</b>	<b>9,506,686</b>	<b>10,066,020</b>	<b>10,569,321</b>	<b>11,097,707</b>	<b>11,652,677</b>	<b>12,235,310</b>	<b>12,847,076</b>	<b>13,489,430</b>	<b>14,163,901</b>

# KatzHollis

City of Oceanside  
Community Development Commission  
Downtown Redevelopment Project

## SUMMARY OF PROJECT CASHFLOW ANALYSIS (Includes Proposed Developments)

Table 1

03 Oct-07  
Page 3 of 3

	Last year of Redev. Plan									
	21 2000-09	22 2009-2010	23 2010-2011	24 2011-2012	25 2012-2013	26 2013-2014	27 2014-2015	28 2015-2016	29 2016-2017	30 2017-2018
<b>RESOURCES</b>										
<b>BALANCE BROUGHT FORWARD</b>	\$4,013	\$2,932	\$4,036	\$31	\$335	\$89	\$463	\$31	\$131	(\$10)
<b>TAX INCREMENT TOTAL (1)</b>	4,965,293	5,113,004	5,265,147	5,300,250	5,541,646	5,707,916	5,879,153	6,055,520	7,791,515	0
<b>TOTAL OTHER REVENUES/GRANTS</b>	52,491	52,626	52,670	51,430	51,450	51,442	51,466	51,130	51,444	830,469
<b>TOTAL RESOURCES</b>	5,022,003	5,160,563	5,321,800	5,431,727	5,593,450	5,759,446	5,931,002	6,106,776	7,013,070	830,469
<b>EXPENDITURES</b>										
<b>TOTAL ADMIN COSTS</b>	1,459,352	1,500,406	1,365,300	0	0	0	0	0	0	0
<b>DEBT SERVICE - TOTAL (2)</b>	971,640	970,520	977,440	970,040	835,036	707,400	700,720	771,260	774,600	770,320
<b>TOTAL CAPITAL IMPROVEMENT PROJECTS</b>	1,595,000	1,655,000	1,926,000	3,376,500	3,650,000	3,830,000	3,966,500	4,104,500	1,650,107	0
<b>AD 265 / DEFICIT REDUCTION PAYMENTS (3)</b>	1,595,000	1,655,000	1,926,000	3,376,500	3,650,000	3,830,000	3,966,500	4,104,500	1,650,107	0
<b>HOUSING SET-ASIDE (4)</b>	993,059	1,022,601	1,053,029	1,076,052	1,100,333	1,141,503	1,175,031	1,211,106	570,303	0
<b>TOTAL EXPENDITURES</b>	5,019,071	5,164,520	5,321,800	5,431,372	5,593,369	5,758,903	5,931,051	6,106,866	7,013,070	770,320
<b>PERIOD ENDING BALANCE</b>	(\$1,081)	1,103	(\$1,005)	304	(\$246)	374	(\$432)	100	(\$131)	40,149
<b>CUMULATIVE ENDING BALANCE</b>	2,932	4,036	31	335	89	463	31	131	0	40,149
<b>APPLICATION OF CAPITAL PROJECTS AND HOUSING PAYMENTS</b>										
<b>AD 265 Expenditures</b>	1,355,750	1,406,750	1,637,100	2,070,025	3,102,500	3,255,500	3,371,525	3,536,945	1,650,107	0
<b>Housing and Deficit Reduction</b>	239,250	248,250	288,700	506,475	547,500	574,500	574,975	567,555	0	0
<b>BALANCE OF AD265 EXPENDITURES (5)</b>	17,301,212	16,773,105	15,072,009	13,674,000	11,100,003	8,236,012	5,100,552	1,650,107	0	0



# KatzHollis

City of Oceanside  
Community Development Commission  
Downtown Redevelopment Project

Table 2

03 Oct-87  
Page 1 of 3

## Calculation of L/M Hsg Requirement

	1	2	3	4	5	6	7	8	9	10
	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98
tax increment Rev Obligation	307,200	346,882	404,066	486,683	577,882	675,419	651,077	676,134	676,170	716,760
Supp/State Subvention Rev Obligation	0	0,319	0,319	0,319	0,319	0,319	0,319	0,319	0,317	0,317
Total Annual Req'nt for Set-Aside (1)	307,200	355,201	412,385	495,002	586,201	633,768	660,196	684,453	704,487	725,077
Less: Equivalent Efforts (2)										
NET SET-ASIDE REQUIREMENT	307,200	355,201	412,385	495,002	586,201	633,768	660,196	684,453	704,487	725,077
Less: Anticipated Set-aside Amounts (3)	0	0	0	0	0	0	0	0	704,487	725,079
Annual Deficit (4)	(307,200)	(355,201)	(412,385)	(495,002)	(586,201)	(633,768)	(660,196)	(684,453)	0	0
Deficit Reduction Payments (5)	0	0	0	0	0	0	0	0	0	0
Cumulative Deficit (6)	(307,200)	(662,401)	(1,074,786)	(1,567,788)	(2,155,988)	(2,789,756)	(3,447,752)	(4,124,405)	(4,124,405)	(4,124,405)

- (1) Set-aside requirement is equal to twenty percent (20%) of tax increment revenues.  
 (2) Reflects expenditures for housing from sources other than tax increment revenues.  
 (3) Amount reflects current year tax increment revenue required to be spent on low and moderate income housing.  
 (4) Reflects the annual housing deficit created by deferring deposits to the housing trust fund.  
 (5) Funds committed to eliminate the housing fund deficit.  
 (6) Cumulative deferred housing deposits from fiscal year 1988-89 through fiscal year 1995-96.

# KatzHollis

City of Oceanside  
Community Development Commission  
Downtown Redevelopment Project

Last year  
of  
Redv. Plan

Table 2

03 Oct-07  
Page 3 of 3

## Calculation of L/M Hsg Requirement

	21 2008-09	22 2009-2010	23 2010-2011	24 2011-2012	25 2012-2013	26 2013-2014	27 2014-2015	28 2015-2016	29 2016-2017	30 2017-2018	31 2018-2019
Tax Increment Rev Obligation	904,710	1,014,202	1,044,710	1,076,052	1,100,333	1,141,503	1,175,031	1,211,106	570,303	0	0
Supp/State Subvention Rev Obligation	0,319	0,319	0,319	0	0	0	0	0	0	0	0
Total Annual Req'nt for Set-Aside (1)	993,059	1,022,601	1,053,029	1,076,052	1,100,333	1,141,503	1,175,031	1,211,106	570,303	0	0
Less: Equivalent Efforts (2)											
NET SET-ASIDE REQUIREMENT	993,059	1,022,601	1,053,029	1,076,052	1,100,333	1,141,503	1,175,031	1,211,106	570,303	0	0
Less: Anticipated Set-aside Amounts (3)	993,059	1,022,601	1,053,029	1,076,052	1,100,333	1,141,503	1,175,031	1,211,106	570,303	0	0
Annual Deficit (4)	0	0	0	0	0	0	0	0	0	0	0
Deficit Reduction Payments (5)	237,250	240,250	200,900	506,475	547,500	574,500	574,775	567,555	0	0	0
Cumulative Deficit (6)	(3,320,155)	(3,077,905)	(2,771,005)	(2,204,530)	(1,737,030)	(1,162,530)	(567,555)	0	0	0	0

(1) Set-aside requirement is equal to twenty percent (20%) of tax increment revenues.

(2) Reflects expenditures for housing from sources other than tax increment revenues.

(3) Amount reflects current year tax increment revenue required to be spent on low and moderate income housing.

(4) Reflects the annual housing deficit created by deferring deposits to the housing trust fund.

(5) Funds committed to eliminate the housing fund deficit.

(6) Cumulative deferred housing deposits from fiscal year 1988-89 through fiscal year 1975-76.

# KatzHollis

City of Oceanside  
Community Development Commission  
Downtown Redevelopment Project

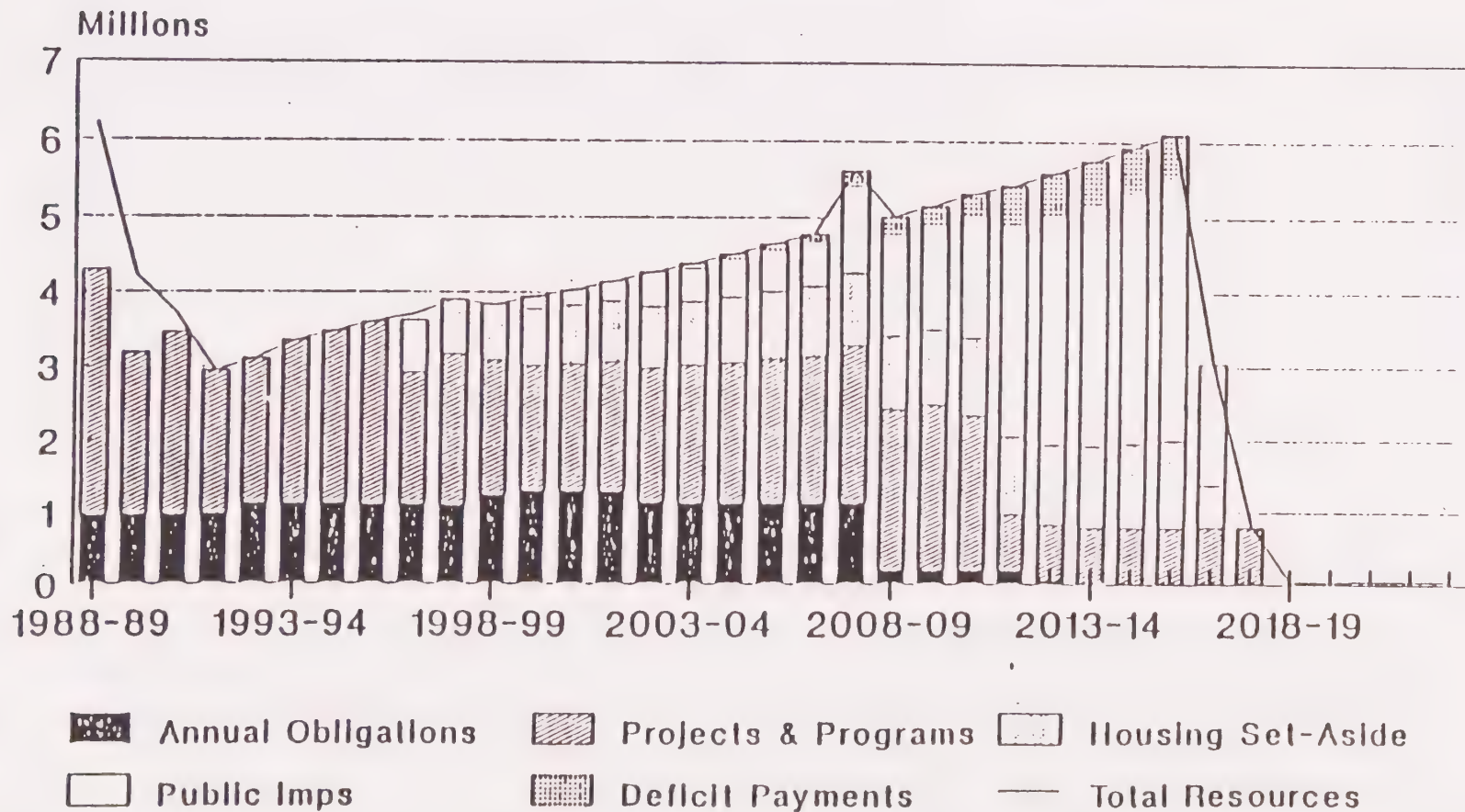
Table 2

03-061-07  
Page 2 of 3

Calculation of L/M Hsg Requirement	11 1970-79	12 1977-00	13 2000-01	14 2001-02	15 2002-03	16 2003-04	17 2004-05	18 2005-06	19 2006-07	20 2007-08
Tax Increment Rev Obligation	737,720	759,665	777,563	800,683	824,704	847,445	874,928	901,176	928,717	956,058
Supp/State Subvention Rev Obligation	0,317	0,317	0,319	0,319	0,317	0,317	0,317	0,317	0,317	0,317
Total Annual Req'nt for Set-Aside (1)	746,237	767,984	785,682	807,002	833,023	857,764	883,247	907,495	936,531	964,377
Less: Equivalent Efforts (2)										
Net Set-Aside Requirement	746,237	767,984	785,682	807,002	833,023	857,764	883,247	907,495	936,531	964,377
Less: Anticipated Set-aside Amounts (3)	746,237	767,984	785,682	807,002	833,023	857,764	883,247	907,495	936,531	964,377
Annual Deficit (4)	0	0	0	0	0	0	0	0	0	0
Deficit Reduction Payments (5)	0	0	0	0	0	17,250	86,250	95,250	105,000	203,250
Cumulative Deficit (6)	(4,134,405)	(4,134,405)	(4,134,405)	(4,134,405)	(4,134,405)	(4,057,155)	(3,770,705)	(3,075,655)	(3,170,655)	(3,567,405)

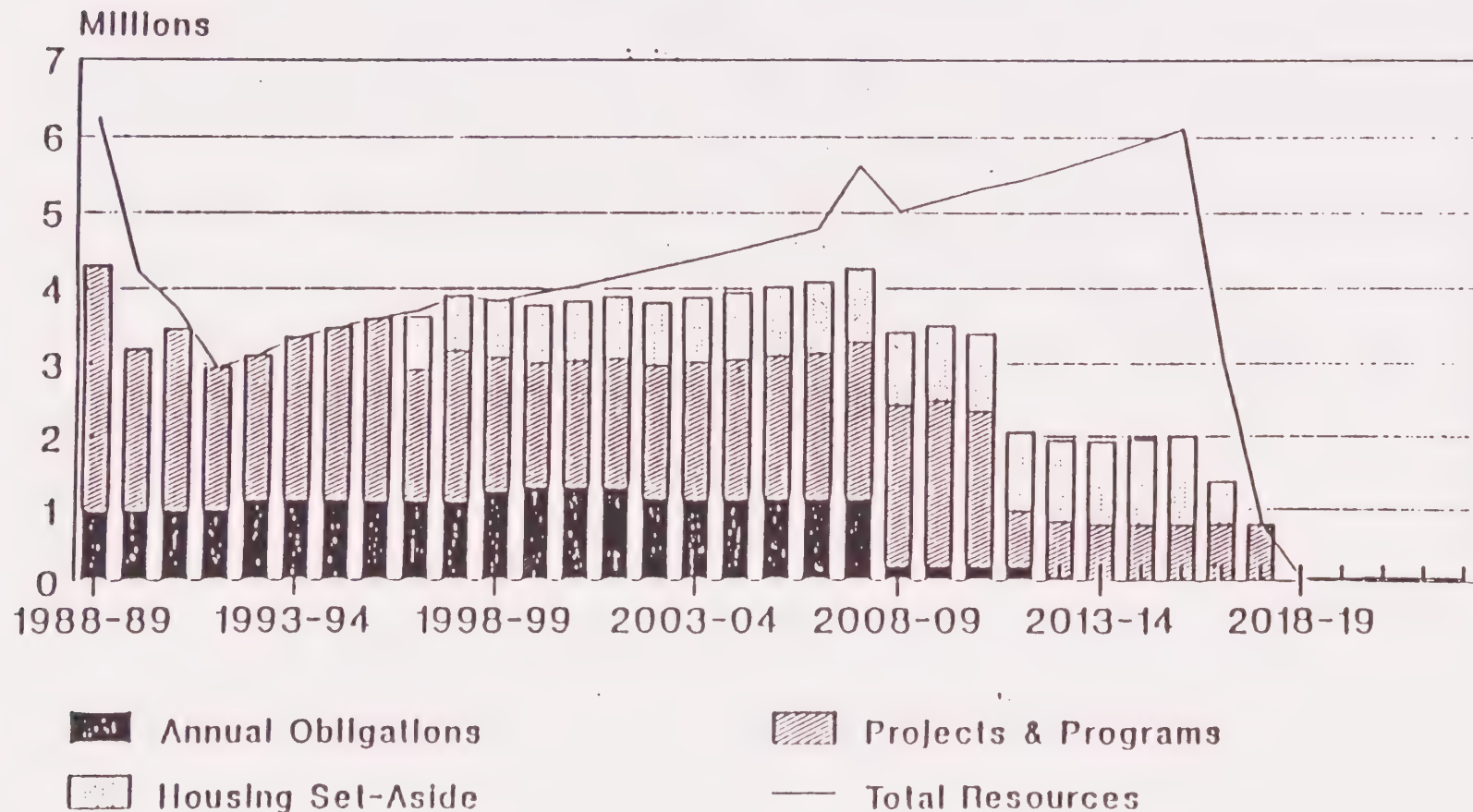
- (1) Set-aside requirement is equal to twenty percent (20%) of tax increment revenues.  
 (2) Reflects expenditures for housing from sources other than tax increment revenues.  
 (3) Amount reflects current year tax increment revenue required to be spent on low and moderate income housing.  
 (4) Reflects the annual housing deficit created by deferring deposits to the housing trust fund.  
 (5) Funds committed to eliminate the housing fund deficit.  
 (6) Cumulative deferred housing deposits from fiscal year 1980-87 through fiscal year 1995-96.

# Oceanside Community Development Comm. Housing Fund Deficit Reduction Deficit Reduction Proposal

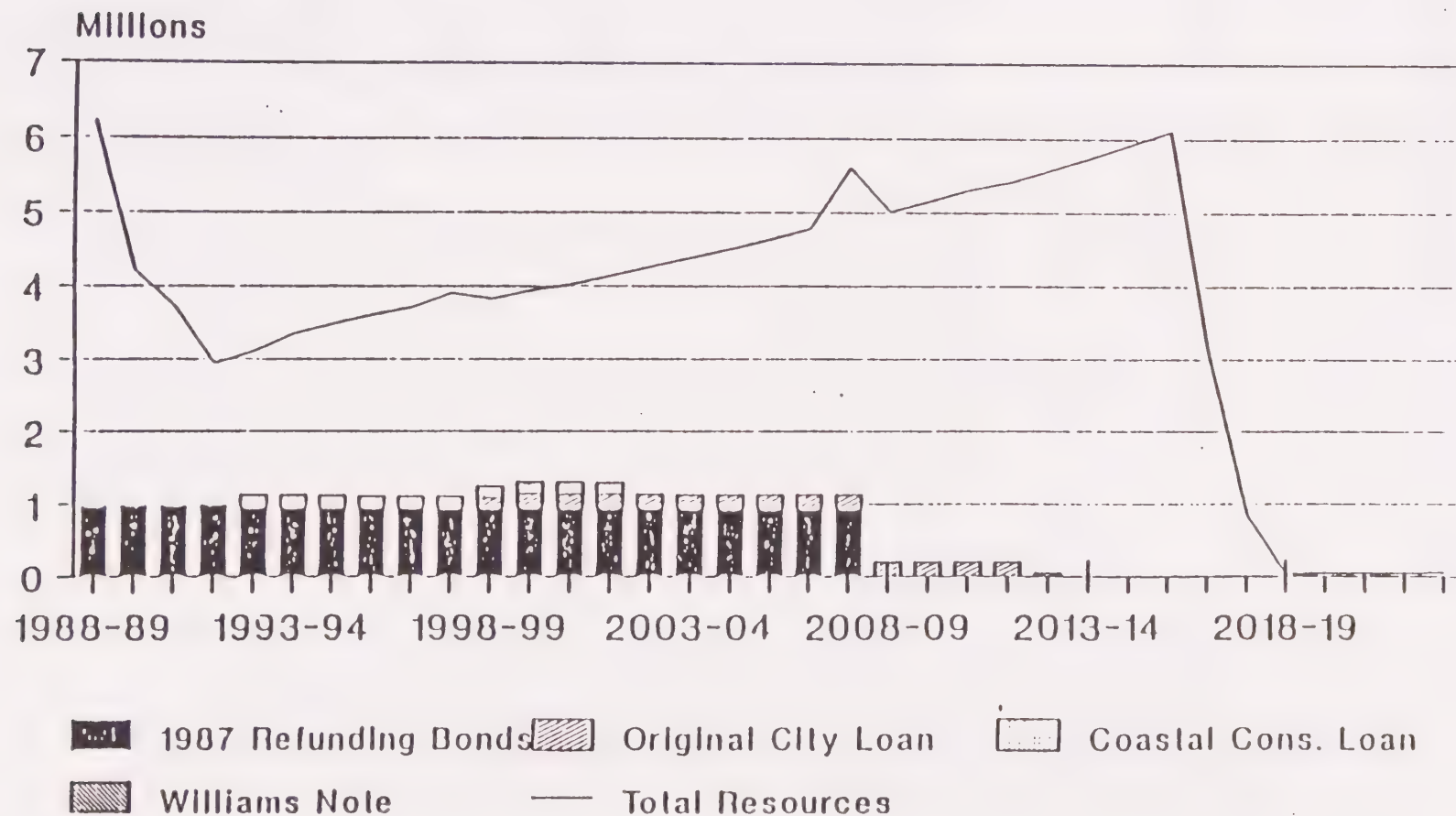




# Oceanside Community Development Comm. Housing Fund Deficit Reduction Annual Housing Set-Aside

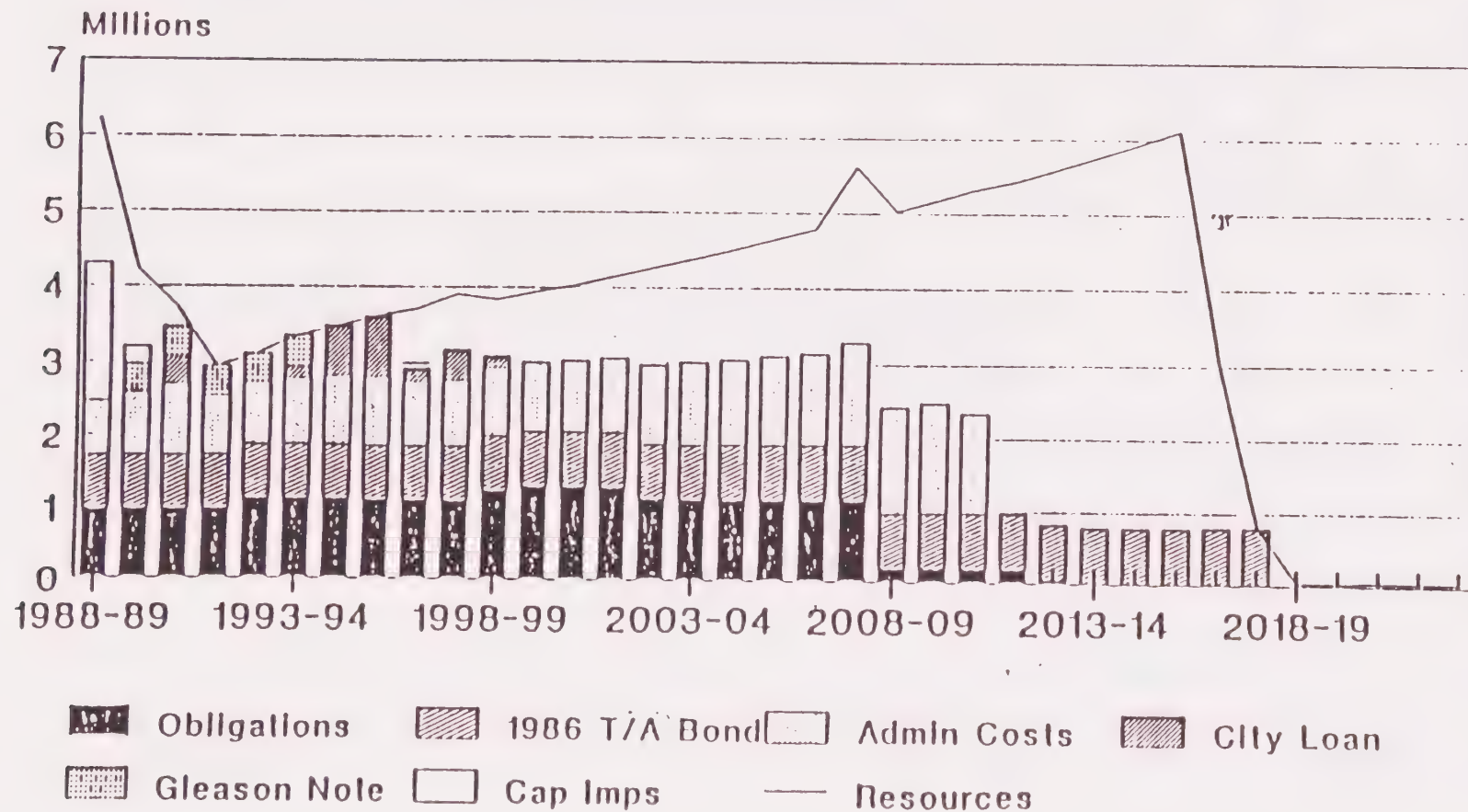


# Oceanside Community Development Comm. Housing Fund Deficit Reduction AB 265 Existing Obligations



Source: Katz Hollis

# Oceanside Community Development Comm. Housing Fund Deficit Reduction Projects and Programs

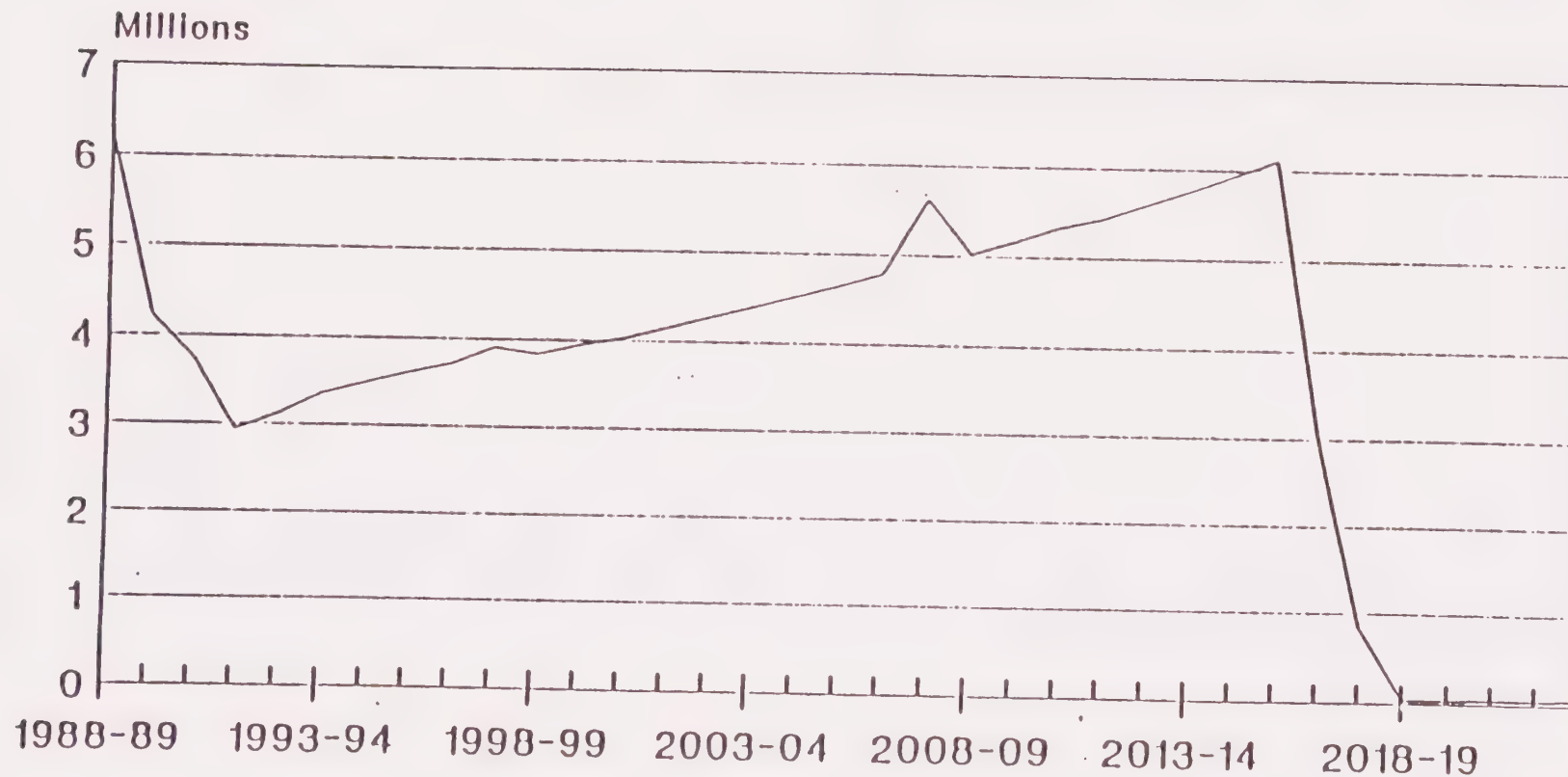


三

[2] Jeffrey J. Gold, *Proving the Existence of a New Species*, 10 *Environ. Sci. Tech.* 103 (1976).



# Oceanside Community Development Comm. Housing Fund Deficit Reduction Total Anticipated Resources



— Total Resources



	11 1994-95	12 1995-96	13 1996-97	14 1997-98	15 1998-99	16 1999-00	17 2000-01	18 2001-02	19 2002-03	20 2003-04
<b>FINANCIAL STATEMENTS</b>										
<b>INCOME STATEMENT</b>										
REVENUE	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
EXPENSES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
NET INCOME	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF FINANCIAL POSITION</b>										
ASSETS	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CASH FLOWS</b>										
CASH	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
INVESTMENTS	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
FINANCING	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CHANGES IN FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CAPITAL PROJECTS AND FINANCING</b>										
CAPITAL PROJECTS	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
FINANCING	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
<b>STATEMENT OF FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CASH FLOWS</b>										
CASH	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
INVESTMENTS	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
FINANCING	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CHANGES IN FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CAPITAL PROJECTS AND FINANCING</b>										
CAPITAL PROJECTS	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
FINANCING	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
<b>STATEMENT OF FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CASH FLOWS</b>										
CASH	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
INVESTMENTS	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
FINANCING	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CHANGES IN FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CAPITAL PROJECTS AND FINANCING</b>										
CAPITAL PROJECTS	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
FINANCING	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
<b>STATEMENT OF FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CASH FLOWS</b>										
CASH	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
INVESTMENTS	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
FINANCING	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CHANGES IN FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CAPITAL PROJECTS AND FINANCING</b>										
CAPITAL PROJECTS	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
FINANCING	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
<b>STATEMENT OF FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CASH FLOWS</b>										
CASH	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
INVESTMENTS	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
FINANCING	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CHANGES IN FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CAPITAL PROJECTS AND FINANCING</b>										
CAPITAL PROJECTS	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
FINANCING	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
<b>STATEMENT OF FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CASH FLOWS</b>										
CASH	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
INVESTMENTS	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
FINANCING	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CHANGES IN FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CAPITAL PROJECTS AND FINANCING</b>										
CAPITAL PROJECTS	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
FINANCING	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
<b>STATEMENT OF FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
EQUITY	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CASH FLOWS</b>										
CASH	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
INVESTMENTS	(11,234,771)	(12,719,427)	(13,231,116)	(14,127,339)	(14,533,127)	(14,327,321)	(14,113,121)	(13,721,271)	(14,227,221)	(14,771,221)
FINANCING	0	0	0	0	0	0	0	0	0	0
<b>STATEMENT OF CHANGES IN FINANCIAL POSITION</b>										
FINANCIAL POSITION	11,234,771	12,719,427	13,231,116	14,127,339	14,533,127	14,327,321	14,113,121	13,721,271	14,227,221	14,771,221
LIABILITIES	(11,234,7									

[1] 1011389 279127000 ( - )





SS PROJECT EXPENDITURES	Estimated Expenditures	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96
Complex Project:									
Core Site Parking	\$100,000								
La Barbara Site:	80,000								
Development Program:									
1st 8th Street Hotel/Comm.	1,500,000								
Pier Area Site	500,000								
Port Block Programs:	280,000								
King Lot Improvement Program:									
Railroad ROW/Iyson to Wisconsin St	800,000								
First at Strand Parking Deck	800,000								
Railroad ROW/6th to 7th St	175,000								
Construction:									
Curbs & Streets, Curb & Sidewalk, Streetscape Program	1,440,000								
On Access Turnaround/First St:	350,000								
SSW Paver Program:	15,000								
On Street Pedestrian Overpass :	600,000								
Commercial Facade Rehab Program:	500,000								
St Bridge:	2,500,000								
ANNUAL EXPENDITURES:									
REGATE EXPENDITURE:	\$9,640,000								

**APPENDIX E**  
**DENSITY BONUS ORDINANCE**

7/30/91  
revised 9/17/91  
revised 10/2/91

## D R A F T

## New Section 3032

## Affordable Housing Density Bonus

- A. Purpose. This section establishes policies which facilitate the development of affordable housing to serve a variety of economic needs within the City. To encourage provision of lower and very low-income housing, the City shall provide to developers/property owners who meet the requirements established by this section a density bonus and additional incentives if it is found that such incentives are necessary for affordability, or provide other incentives of equivalent financial value. The regulations set forth in this section shall apply City-wide.
- B. Definitions. As used in this section, the following terms shall have the following meanings:
- (1) "Density Bonus" means a 25 percent density increase in the number of dwelling units over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan as of the date of application by the developer to the City of Oceanside. The density bonus shall apply to residential developments of five or more units. The number of housing units to be reserved for low or very low income households or Qualifying Residents does not include the density bonus units.
  - (2) "Equivalent Financial Value" refers to the cost to the developer/property owner based on the land cost per dwelling unit. The land cost per dwelling unit is determined by the difference in the value of the land with and without the density bonus.
  - (3) "Lower Income Households" as currently defined in section 50079.5 of the Health and Safety Code and any subsequent amendments or revisions.
  - (4) "Very Low Income Households" as currently defined in section 50105 of the Health and Safety Code and any subsequent amendments or revisions.
  - (5) "Qualifying Residents" as currently defined in section 51.3 of the Civil Code and any subsequent amendments or revisions. (Senior Citizen Housing)

- (6) "Affordability" is determined by the economic feasibility of constructing lower-income housing in the proposed development.

C. Implementation. In accordance with Government Code Section 65915, et seq., City shall grant either:

- (1) a density bonus and an additional concession or incentive, unless the additional incentive is determined unnecessary for affordability. The increase in density must be at least 25% over the maximum density authorized by the City General Plan and Zoning Ordinance.
- (2) an incentive of equivalent financial value.

In order to qualify for the density bonus a housing project must consist of five or more dwelling units and meet one or more of the following criteria:

- (1) At least 20% of the total units allowed by the maximum permitted density are designated for lower-income households as defined in the Health and Safety Code; or
- (2) At least 10% of the total units allowed by the maximum permitted density are designated for very low-income households as defined in the Health and Safety Code; or
- (3) At least 50% of the total units allowed by the maximum permitted density are designated for Qualifying Residents as defined in the Civil Code. (Senior Citizen Housing)

D. Density Bonus Agreement. To be eligible for a density bonus, the developer/property owner must sign a binding agreement with the City which sets forth the conditions and guidelines to be met in the implementation of the Density Bonus law requirements. The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer/property owner to make units accessible to intended residents. To ensure compliance, the City shall require a Trust Deed in the amount of \$50,000 per unit.

E. Density Bonus Application.

- (1) To apply for a density bonus, the developer/property owner shall submit to the City a Density Bonus application for a project pursuant to this section. The Density Bonus application shall be submitted in conjunction with a subdivision application, development plan, or a use permit application. The proposal shall specify the number, type, location, size of housing units, and a construction schedule.



- (2) The Density Bonus application shall consist of adequate information to determine the project cost per unit of the proposed development. This will include, but not be limited to, capital costs, equity investment, debt service, projected revenues, operating expenses, or other information requested by the City.
- (3) City shall, within 90 days of receipt of a density bonus application, notify the developer/property owner in writing of the procedures required to comply with this section.

F. Additional Incentives. City shall grant additional concessions or incentives to the developer/property owner if it is found that the project with the proposed lower-income units would not be feasible without said incentives. Such concessions shall be specific to the individual project and may include:

- (1) A modification of development standards pertaining to building height, open space, lot size requirements, street access, off-street parking, landscaping, fencing, or off-site improvements.
- (2) Additional density bonus up to 25%.
- (3) Reduction of development fees, not including impact fees.

The requested additional incentive shall not be materially detrimental to public health, safety, and welfare, nor injurious to property and/or improvements within the projects' vicinity.

The requested additional incentive shall not result in an overall development pattern that is incompatible with other structures in the immediate vicinity.

The Developer and staff shall negotiate to determine the incentives which will make the project economically feasible with minimum deviations from established standards and minimal impacts to health, safety and welfare.

G. Requirements for Participation. In order for a developer/property owner to participate in the program and be eligible for the density bonus or other incentives, the following requirements must be met:

- (1) The developer/property owner shall set aside each month, at the completion of the project, the number of units which are designated for lower or very low-income households. A unit will be counted toward meeting the set-aside requirement if it is either vacant or occupied by a lower or very low-income tenant or a Qualifying Resident (if density bonus was based on Qualifying Residents).

- (2) The target units must be proportional to the overall project in unit mix, floor plan, square footage, and exterior design. Further, the target units must be reasonably dispersed throughout the development.
- (3) The time period of availability to the intended population shall be 30 years.
- (4) The maximum allowable rents to comply with the law are determined by a formula designated by the State Department of Housing and Community Development based on the area median income. This formula is indicated in Section 65915(c) of the Government Code.
- (5) Houses for sale must be affordable to lower or very low-income households as defined pursuant to the definitions of affordability contained in the City's Housing Element.
- (6) The developer/property owner must provide to the Housing Department a yearly accounting of the total units occupied, the total units vacant, the total units occupied by lower or very low-income households, the total number of units occupied by Qualifying Residents and the total by which the units set aside fell short of the required number of units (default units).

## **APPENDIX F ZONING ORDINANCES**

## PART II -- BASE DISTRICT REGULATIONS

### Article 10 Residential Districts

---

#### Sections:

- 1010 Specific Purposes
- 1020 Definitions: Residential Unit Types
- 1030 Residential Unit Type Regulations
- 1040 RE, RS, RM, RH, and PT Districts: Land Use Regulations
- 1050 RE, RS, RM, RH, and RT Districts: Property Development Regulations
- 1060 Review of Plans

#### 1010 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of residential districts are to:

- A. Provide appropriately located areas for residential development that are consistent with the General Plan and with standards of public health and safety established by the City Code.
- B. Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects.
- C. Promote development of housing affordable by low- and moderate-income households by providing a density bonus for projects in which a portion of the units are affordable for such households.
- D. Protect residential areas from fires, explosions, landslides, toxic fumes and substances, and other public safety hazards.
- E. Protect adjoining single-family residential districts from excessive loss of sun, light, quiet, and privacy resulting from proximity to multifamily development.
- F. Achieve design compatibility with surrounding neighborhoods.
- G. Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment.
- H. Ensure the provision of public services and facilities needed to accommodate planned population densities.

The additional purposes of each R Residential District are:

RE Residential Estate District. To provide opportunities for very-low-density residential land use, compatible with the topography and public-service capacities. Two types of Residential Estate districts are established: the Estate A (RE-A) District where the minimum lot size is



one acre, and the Estate B District (RE-B) where the minimum lot size is 10,000 square feet.

RS Single-Family Residential District. To provide opportunities for single-family residential land use in neighborhoods, subject to appropriate standards. In the RS District the base density is 3.6 dwelling units per gross acre and the maximum potential density is 5.9 dwelling units per gross acre.

RM Medium-Density Residential District. To provide opportunities for multiple residential uses, including duplexes, town houses, multidwelling structures, or cluster housing with landscaped open space for residents' use, and apartments. Single-family dwellings existing as of the effective date of this ordinance are allowed to remain, but no new conventional single-family dwellings, as defined in this Article, shall be permitted. Three types of medium-density districts are established: the Medium Density A (RM-A) District where the base density is 6.0 dwelling units per gross acre and the maximum potential density is 9.9 dwelling units per gross acre; the Medium Density B (RM-B) District, where the base density is 10.0 dwelling units per gross acre and the maximum potential density is 15.0 dwelling units per gross acre; and the Medium Density C (RM-C) District where the base density is 15.1 dwelling units per gross acre and the maximum potential density is 20.9 units per gross acre.

RH High-Density Residential District. To provide opportunities for an intensive form of residential development, including apartments and town houses with relatively high land coverage, at appropriate locations. In the RH District the base density is 21.0 dwelling units per gross acre and the maximum potential density is 28.9 units per gross acre; in the Urban High Density Residential District (RH-U) the base density is 29.0 dwelling units per gross acre and the maximum potential density is 43.0 dwelling units per gross acre.

RT Residential Tourist District. To provide opportunities for tourist and year-round visitor-serving facilities, including permanent and transient residential and related uses, within the City's Coastal Zone.

All references to gross acre in this Article exclude undevelopable land, as defined by the General Plan Land Use Element.

## 1020 Definitions: Residential Unit Types

For purposes of this Article, residential dwelling units types shall be defined as follows:

### A. Single-Family Detached Dwellings.

1. Single Unit - Conventional (SU-C). A detached structure containing one dwelling unit. The structure is constructed to the development

## ARTICLE 12 D DOWNTOWN DISTRICT

### Sections:

- 1210 Specific Purposes
- 1220 Land Use Regulations by Subdistrict
- 1230 Development Regulations
- 1240 Review of Plans
- 1250 Amendments
- 1210 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of the D Downtown District are to:

- A. To promote the long-term viability of and rejuvenation of the Redevelopment Project Area and to protect and enhance primarily boating and water-dependent activities, and secondarily other public-oriented recreation uses in the Oceanside Small Craft Harbor;
- B. Maintain and enhance an appropriate mix of uses; and
- C. Provide land-use controls and development criteria consistent with the General Plan, the Redevelopment Plan, Harbor Precise Plan, and the Local Coastal Program.

Consistent with these purposes, it is the intent of the D District to establish special land-use subdistricts with individual objectives as described below and as shown on page 12-23:

Subdistrict 1: To provide a commercial/retail and office complex offering a wide variety of goods and services to both the community at large and to tourists and visitors. Residential uses are encouraged when and where appropriate.

Subdistrict 2: To provide sites for a financial center, supported by professional offices.

Subdistrict 3: To provide for a mix of office development, interspersed with residential development in response to market demands.

Subdistrict 4(A): To provide a mix of transient and permanent residential uses along the South Strand Between Tyson and Wisconsin Streets.

Subdistrict 4(B): To provide transient residential uses (hotels and motels) in close proximity to the beach and recreational facilities.

Subdistrict 5: To provide a high-density residential neighborhood in an urban setting in close proximity to shopping, employment, transportation and recreational facilities.

Subdistrict 6(A): To provide sites for highway business and tourist/visitor uses related to the harbor and the Interstate 5 freeway, primarily oriented to visitor-serving commercial establishments.

Subdistrict 6(B): To provide sites for highway business and tourist/visitor uses related to the harbor and the Interstate 5 freeway, primarily oriented to recreational commercial facilities.

Subdistrict 6(C): To provide sites for uses supporting the Oceanside Small Craft Harbor, consistent with the Harbor Precise Plan.

Subdistrict 6(D): To provide a recreational facility for the purpose of boating-oriented and park-oriented passive and active recreation, and appropriate ancillary commercial and residential uses consistent with the Harbor Precise Plan.

Subdistrict 7(A): To provide sites for a high-density residential environment in an urban setting in close proximity to shopping, employment, transportation and recreational facilities.

Subdistrict 7(B): To provide for a mix of recreational and commercial uses conveniently located near recreational and residential areas.

Subdistrict 8A: To provide a mix of hospital and medical uses.

Subdistrict 8B: To provide a mix of hospital and medical uses, office development, interspersed with residential development in response to market demand.

Subdistrict 9: To provide opportunities for commercial uses supporting other land uses within the downtown and serving the entire community. Residential uses are encouraged where appropriate.

Subdistrict 10: To provide a joint open space and recreational area within the floodplain of the San Luis Rey riverbed.

Subdistrict 11: To provide sites for commercial uses serving the adjacent residential neighborhood.

Subdistrict 12: To provide a special tourist/visitor oriented subdistrict that relates to the pier, ocean, beach, marina and freeway.



# 1230 Development Regulations

The following schedule prescribes development regulations and standards for the D District. The first column establishes the basic requirements for permitted and conditional uses in each subdistrict within the D District. Letters in parentheses in the "Additional Regulations" column refer to regulations following the schedule or located elsewhere in the zoning ordinance.

## DOWNTOWN DISTRICT PROPERTY DEVELOPMENT REGULATIONS

	Basic Requirements	Additional Regulations
RESIDENTIAL DEVELOPMENT		(BB)(EE) (GG)
Base Density	1,500	(CC)
Site Area Per Unit (sq. ft.)		
Maximum Potential Density:	1,000	(CC)
Site Area Per Unit (sq. ft.)		
Minimum Lot Area (sq. ft.)	5,000	(A)(B)(U)
Minimum Lot Width (ft.)	50	(U)
Minimum Setbacks		(C)(U)(V)
Front (ft.)	10	(D)(DD)
Side (ft.)	3' for lots 75' wide or less except where courts are required; 10' from one side-lot line for lots greater than 75' wide plus required courts.	
Corner Side (ft.)	10	(D)(DD)
Rear (ft.)	None except as required for courts	(X)(E)(DD)
Maximum Height (ft.) of Structures	27	(G)(H)



## D District Property Development Regulations (continued)

	Basic Requirements	Additional Regulations
Signs	See Article 33	(T)
Public Access to the Beach		(W)
Minimum Site Landscaping	25%	(J)(AA)
Vehicular Access: Maximum Driveway Width (ft.)	24 feet	(Q)(Y)
Private Outdoor Living Space	Minimum 48 sq. ft. required with minimum dimension 5 feet	(S)
Courts Required		(R)
Required Facade Modulation	25% of front and street side elevation must be set back at least 10 feet from setback line	
Parking	See Article 31	(Z)
Fences and Walls (ft.)	Maximum height of 6'	(K)(FF)
NONRESIDENTIAL DEVELOPMENT		(BB)(GG)
Minimum Lot Area (sq. ft.)	5,000	(A)(B)
Minimum Lot Width (ft.)	50	
Minimum Setbacks:		
Front (ft.)	10	(D)
Side (ft.)	-	(D)(E)(F)
Corner side (ft.)	10	(D)
Rear (ft.)		(D)(E)(F)
Maximum Height (ft.) of Structures	45	(G)(H)

---

D District Property Development Regulations (continued)

---

	Basic Requirements	Additional Regulations
Minimum Site Landscaping	15%	(I)(J)
Fences and Walls (ft.)	6	(K)(L)(FF)
Public Access to the Beach		(W)
Off-Street Parking and Loading		(M)(N)(X)
Signs	See Article 33	(T)
Outdoor Facilities	See Section 3020	(O)
Employee Eating Areas		(P)

---

Screening of Mechanical Equipment	See Section 3021
Refuse Storage Areas	See Section 3022
Underground Utilities	See Section 3023
Performance Standards	See Section 3024
Nonconforming Structures	See Article 35

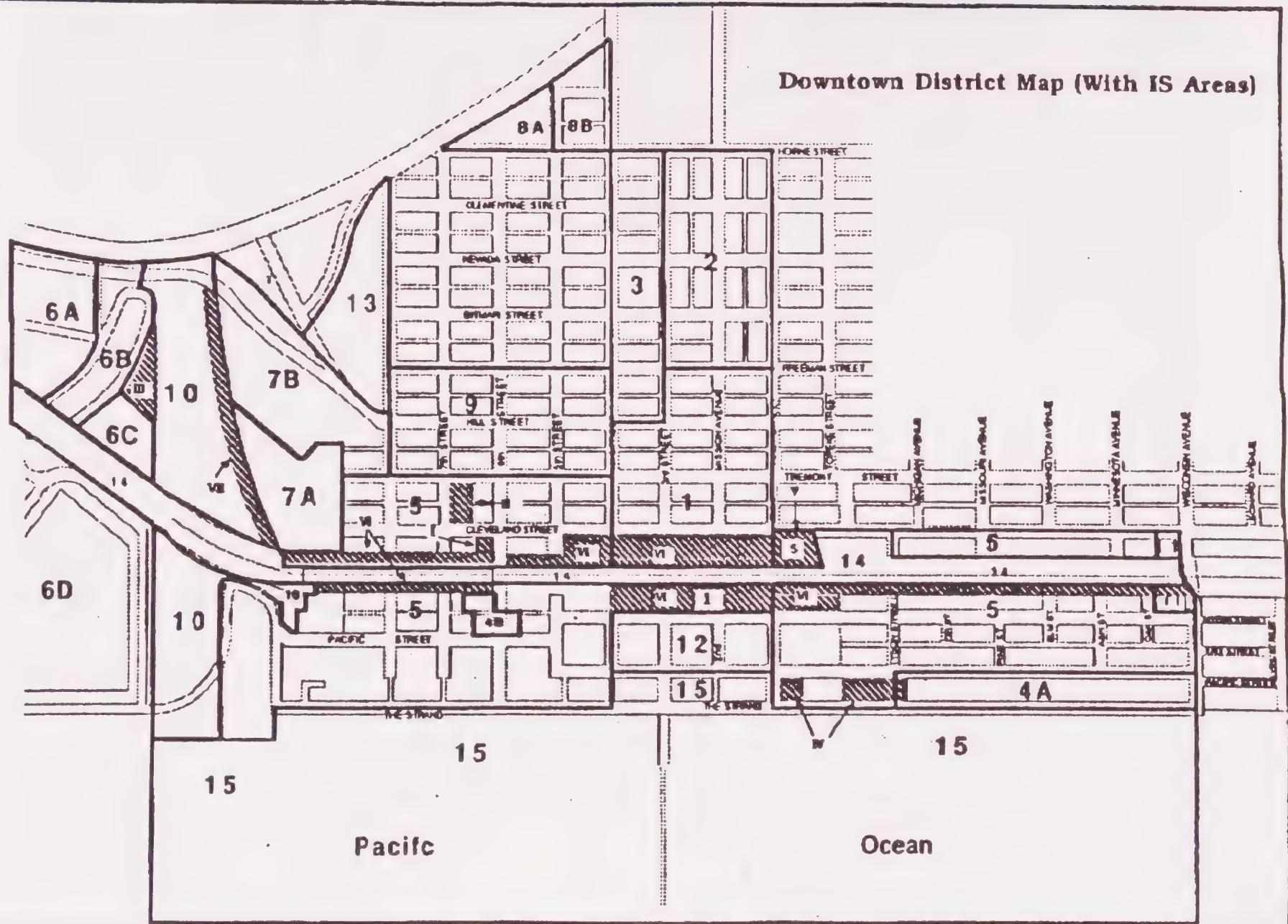
---

D DOWNTOWN DISTRICT:  
Additional Development Regulations

---

- (A) The provisions of Section 3013: Development on Substandard Lots shall apply except that in the D District mergers of lots under common ownership shall not be required for purposes of compliance with this ordinance.
- (B) See Section 3014: Uncertainty of Boundaries.
- (C) The provisions of Section 3015: Building Projections into Required Yards and Courts apply except that in the D District, covered porches and stairs may project only 3 feet into the front or rear yard and 2 feet into the side yard. Double-frontage lots shall provide front yards on each frontage

Downtown District Map (With IS Areas)



Redevelopment Area

1 Numbers refer to subdistricts. See Article 12 of the new Zoning Ordinance text for use classifications and development regulations.

**APPENDIX G**  
**PROPERTY DEVELOPMENT REGULATIONS**



**RE, RS, RM, RH, and RT DISTRICTS:  
PROPERTY DEVELOPMENT REGULATIONS**

	RE-A	RE-B	RS	RM-A	RM-B	RM-C	RH	RH-U	RT
<b>Base Density:</b>									
<b>Minimum Site Area per Unit (sq.ft.)</b>	2 ac.	1 ac.	10,000	6,000	3,600	2,500	2,000	1,500	1,500
<b>With Density Bonus for:</b>									
- Low- or Moderate-Income Housing	-	-	8,000	4,800	2,880	2,000	1,600	1,200	-
- Low- or Moderate-Income Elderly Housing	-	-	-	4,000	2,500	2,000	1,500	1,000	-
<b>Maximum Potential Density:</b>									
<b>Site Area per Unit (sq.ft.)</b>	43,560	10,000	6,000	3,600	2,500	2,000	1,500	1,000	1,000
<b>Minimum Lot Area (sq.ft.)</b>	1 acre	10,000	6,000	5,000	7,500	7,500	7,500	10,000	6,000
<b>Minimum Lot Width (ft.)</b>	125	70	60	50	60	60	60	70	60
<b>Minimum Yards:</b>									
Front (ft.)	30	25	20	20	20	15	15	15	15
Side (ft.)	15	7.5	5	6;10	6;10	6;10	6;10	6;10	6;10
Corner Side (ft.)	25	15	10	15	15	15	15	15	15
Rear (ft.)	30	20	15	15	15	15	15	15	10
<b>Courts</b>									
<b>Maximum Height (ft.)</b>	36	36	36	36	36	36	36	36	36
<b>Maximum Coverage</b>	25%	30%	40%	45%	45%	60%	-	-	-

### Open Space.

- (1) Basic Requirement. Total open space on a site having three or more dwelling units shall be at least 200 square feet per dwelling unit.
- (2) Private Open Space. Private open space meeting a portion of the requirement shall be on patios or balconies within which a horizontal rectangle has no dimension less than 6 feet.
- (3) Shared Open Space. Shared open space, provided by non-street side yards, patios, terraces, and rooftops shall be designed so that a horizontal rectangle inscribed within it has no dimension less than 10 feet, shall be open to the sky, and shall not include driveways or parking areas, or area required for front or street side yards. Shared open space provided on roof tops shall be surrounded by a parapet, wall, or other enclosure that is at least 4 feet high, and shall be subject to approval by the City Planner.

---

## OFF-STREET PARKING AND LOADING SPACES REQUIRED

---

Use Classification	Off-Street Parking Spaces: Schedule A
<i>Residential</i>	
Multifamily Residential	1.5 including 1 covered for studios and one- bedroom units; 2 including 1 covered for units with two bedrooms or more.
Guest Parking	4-10 units: 1 space More than 10 units: 1 space plus 10% total number of units.
Residential Care, Limited	1 per 3 beds
Single-Family Residential:	2 including 2 covered/unit. A 2-car garage is required in RE and RS districts not subject to an overlay district, except on desig- nated historic sites.

**APPENDIX H**  
**MOBILE HOME PARK DISTRICT**

## Article 19 MHP Mobile Home Park District

### Sections:

<u>1901</u>	<u>Specific Purposes</u>
<u>1902</u>	<u>Definitions</u>
<u>1903</u>	<u>Land Use Regulations</u>
<u>1904</u>	<u>Development Regulations</u>
<u>1905</u>	<u>Initiation</u>
<u>1906</u>	<u>Required Plans and Materials</u>
<u>1907</u>	<u>Planning Commission Action</u>
<u>1908</u>	<u>Status of MHP Development Plan</u>
<u>1909</u>	<u>Building Permits</u>
<u>1910</u>	<u>Existing Mobile Home Parks</u>
<u>1911</u>	<u>Conversion of an Existing Mobile Home Park</u>

### 1901 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of the MHP district are to:

- A. Provide appropriate areas for residential mobile home park development that are consistent with the General Plan and with standards of public health and safety as established by State or City Code.
- B. Ensure adequate light, air, privacy and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion and other environmental effects.
- C. Avoid the economic and social dislocation, and the reduction of housing stock resulting from conversion of mobile home parks to other uses.
- D. Achieve design compatibility with surrounding neighborhoods and promote and encourage orderly residential development with appropriate physical amenities.

### 1902 Definitions

For the purposes of the article, the following definitions shall apply:

- A. "Mobile home" is a structure designed for human habitation and for being moved on a street or highway under permit pursuant to Vehicle Code Section 35790. Mobile home does not include a recreational vehicle, as defined in Civil Code Section 799.24, or a commercial



coach, as defined in Health and Safety Code Section 18218.

- B. "Mobile Home Park" is an area of land where two or more mobile home sites are located to accommodate mobile homes used for human habitation. This definition shall include rental mobile home parks where mobile home spaces are rented or held out for rent. A mobile home park shall also include a mobile home subdivision, condominium or stock cooperative in which specific ownership rights are acquired by the unit occupants within the mobile home park.

### 1903 Land Use Regulations

In the following schedule, the letter "P" designates use classifications permitted in the MHP district. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" which follow. The letter "U" designates use classifications permitted upon approval of a use permit, as provided in Article 41. The letters "P/U" designate use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule.

---

MHP DISTRICT: LAND USE REGULATIONS

P - Permitted  
U - Use Permit  
L - Limited, (See  
Additional Use  
Regulations)  
- - Not Permitted

---

---

	<u>MHP</u>	<u>Additional Regulations</u>
<hr/>		
<u>Residential Uses</u>		<u>(A)</u>
<u>Day Care, Ltd.</u>	<u>P</u>	
<u>Single Family Residential</u>	<u>L-1</u>	
 <u>Public and Semipublic</u>		
<u>Day Care, General</u>	<u>L-2</u>	
<u>Park &amp; Recreation Facilities</u>	<u>L-3</u>	
<u>Public Safety Facilities</u>	<u>U</u>	
<u>Utilities, Major</u>	<u>L-4</u>	
<u>Utilities, Minor</u>	<u>P</u>	<u>(B)</u>
<u>Accessory Uses</u>	<u>P/U</u>	<u>(A) (C) (D) (E)</u>
<u>Nonconforming Uses</u>		<u>(F)</u>

---

MHP District: Additional Use Regulations

---

- L-1 A Mobile Home Park Development Plan (MHP Development Plan) required for a mobile home park. One mobile home allowed per single space or lot as approved as part of a MHP Development Plan.
- L-2 Use permit required and allowed only in conjunction with a permanent structure. The facility shall be designed for the limited use of the residents of the mobile home park.
- L-3 Recreation facilities, such as, parks, playgrounds, riding and hiking trails, golf courses, lakes, stables and riding rings, recreation buildings, clubhouses and community centers, and

---

MHP District: Additional Use Regulations (continued)

---

similar uses and facilities, provided that all such uses and facilities be approved under the MHP Development Plan for the entire park or a separate use permit be obtained. All such uses and facilities shall be designed for the limited use by residents of the mobile home park and their guest.

L-4 A use permit required for generating plants, electrical substations, lone switching buildings, refuse collection, transfer, recycling or disposal facilities, water reservoirs, water and wastewater treatment plants, transportation or communication utilities, and similar facilities of public agencies or public utilities. Above-ground electrical transmission lines are not permitted unless determined to be consistent with a utility corridor plan approved by the Planning Commission. Flood control or drainage facilities are permitted if they are consistent with approved master drainage and/or flood-control plans.

(A) See Section 3002: Relocated Buildings (use permit required).

(B) See Section 3025: Antennas and Microwave Equipment.

(C) See Section 3007: Home Occupations in A, O, MHP and R Districts.

(D) See Section 3008: Swimming Pools and Hot Tubs.

(E) See Section 3034: Animals.

(F) See Article 35: Nonconforming Uses and Structures.

1904 Development Regulations

A Mobile Home Park Development Plan (MHP Development Plan) shall be required for the development or expansion of any MHP district. The following development regulations shall apply.

A. For the Mobile Home Park

1. Minimum Area. The minimum area of a MHP district shall be 2 acres. A MHP district may be subdivided into lots smaller than 2 acres, provided a Tentative Map is approved concurrent with a MHP Development Plan and the minimum lot size is in accordance with the requirements of this section.



2. Density. The total number of mobile home units in a MHP Development Plan shall not exceed the maximum permitted by the General Plan density for the total area of parcels designated for residential use and open space. A MHP Development Plan that would exceed the base density for the area, as shown on the Land Use Element of the General Plan, may be approved only if the Planning Commission finds that the plan conforms to the provisions of Section 2.3 of the Land Use Element of the General Plan.
3. Compatibility with Adjacent Land Uses. The mobile home park shall be designed and developed in a manner compatible with and complimentary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property and the residents from adverse surrounding influences, as well as the protection of the surrounding area from potentially adverse influences within the development. A mobile home park shall relate harmoniously to the topography of the site, make suitable provisions for the preservation of water course and wooded areas, and shall otherwise be so designed as to use such natural features and amenities to the best advantage.
4. Setbacks: Perimeter. Mobile home units and buildings within the mobile home park shall maintain the following setbacks:
  - (a) A setback of at least 20 feet from the nearest edge of the street right-of way of any street along the exterior boundary of the mobile home park.
  - (b) A side yard and rear yard of at least 15 feet from the exterior boundary of the mobile home park.
5. Setbacks: Recreational Use Area. A recreational use area or facility shall be setback a minimum of 100 feet from any external boundary which adjoins, or is separated only by a boundary street from land in any residential zone. Where permanent intervening open space, a minimum of 100 feet in width, exists on adjacent property, this restriction may be modified on approval of the Planning Commission through the MHP Development Plan.
6. Common Usable Open Space and Recreation Facilities. A minimum of one substantial area of common usable open space shall be provided that meets the following standards:



- (a) A minimum of 250 square feet of common usable open space per dwelling unit shall be provided.
- (b) The common usable open space shall be designed so that a horizontal rectangle inscribed within it has no dimension less than 50 feet, shall be open to the sky, and shall not include driveways or parking areas, or area required for front or street side yards. The common usable open space shall be landscaped, improved and maintained.
- (c) The common usable open space areas shall be designed and accessible for outdoor living and recreation and shall include outdoor recreational facilities for both active and passive recreation. The facilities provided shall reflect the occupants needs within the park and shall be especially designed for children within family oriented parks.
- (d) Completely enclosed indoor recreation facilities shall be provided and shall consist of not less than 10 square feet for each dwelling unit and shall be in addition to the 250 square feet per dwelling unit required for the common usable open space.
- 7. Building Height. The maximum height of any structure within the mobile home park (excluding the mobile home unit) shall be limited to 30 feet.
- 8. Access Drives and Streets. A mobile home park shall have direct vehicular access from a publicly maintained street. This requirement does not apply to the expansion of an existing mobile home park when adequate access is obtained through an existing portion of the mobile home park.

All mobile home spaces/lots and recreation facilities shall have access only from an interior access drive or street. Interior private access drives and streets shall meet the requirements of Article 31 of this ordinance and the standards within the Engineering Manual for driveways and private streets.
- 9. Sewer and Water. Each mobile home space/lot in a mobile home park shall have water and sewer connections in accordance with Title 25 of the California Code of Regulations and with applicable City codes, ordinances and standards.
- 10. Refuse Storage Areas. Refuse storage areas shall comply with Section 3022 of this ordinance.

11. Undergrounding of Utilities. The undergrounding of utilities shall be in accordance with Section 3023 of this ordinance.
12. Fire Protection. On and off-site fire hydrants and other fire protection facilities shall be installed as specified by the MHP Development Plan for the project and shall be in accordance with Title 25 of the California Code of Regulations and with applicable City codes, ordinances and standards.
13. Night Lighting. Lighting shall be provided and maintained for all walks, driveways, parking areas, and other facilities as specified by Title 25 of the California Code of Regulations, and in accordance with Section 3117 of this ordinance to assure safe and convenient nighttime use.
14. Signs. All signs shall be in conformance with Article 33 of this ordinance.
15. Visitor Parking. Visitor parking shall be provided at a ratio of 1 space per 4 dwelling units and shall be distributed throughout the park.
16. Handicapped Parking. Handicapped parking shall be provided in accordance with Section 3107 of this ordinance.

B. For the Individual Mobile Home Spaces/Lots

1. Space or Lot Size. A minimum size of 3,500 square feet (excluding interior access drives) shall be provided for each space/lot.
2. Space or Lot Width. Every space/lot shall have a minimum width of forty (40) feet.
3. Space or Lot Coverage. Not more than seventy-five (75) per cent of the area of a mobile home space/lot shall be covered by the mobile home and its accessory structures.
4. Setbacks and Separation Requirements: Each mobile home space/lot shall maintain the following minimum setbacks and separations for mobile homes:
  - (a) Front Yard Setback: Each mobile home space/lot shall have a front yard setback of not less than five (5) feet extending the entire width of the mobile home space/lot. A front yard shall be measured from the nearest element of the mobile home, garage, carport or any mobile home accessory



structure to the property line, back of sidewalk, or back of curb, whichever is the most restrictive.

(b) Side Yard Setback: Each mobile home space/lot shall have a side yard setback of not less than three (3) feet in width along the entire length of the mobile home space/lot.

(c) Corner Side Yard: A corner side yard setback shall be not less than five (5) feet.

(d) Rear Yard Setback: Each mobile home space/lot shall have a rear yard setback of not less than three (3) feet in width across the entire length of the mobile home space/lot.

(e) Accessory Structures: Setbacks for any accessory structure shall be in accordance with Title 25 of the California Code of Regulations.

(f) Separation of Structures: The minimum separation between mobile homes or between mobile homes and buildings or accessory structures shall be in accordance with Title 25 of the California Code of Regulations.

5. Mobile Home Design. All mobile home units shall comply with the following design standards unless an alternate design is approved by the Planning Commission under a MHP Development Plan:

(a) Each mobile home shall be at least 16 feet wide;

(b) It shall be built on a foundation as required by Title 25 of the California Code of Regulations and approved by the Building Official;

(c) It shall have been constructed after June 15, 1976, and shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974;

(d) The unit's skirting shall extend to the finished grade;

(e) Exterior siding and materials shall be compatible with adjacent residential projects;

(f) The roof shall have a pitch of not fewer than 3 inches vertical rise per 12 inches horizontal distance;

- (g) The roof covering shall be clay or concrete tile, composition shingles, wood shakes or shingles complying with the most recent edition of the Uniform Building Code as amended by local ordinances.
- (h) The roof shall have eaves or overhangs of not less than 1 foot;
- (i) Required covered parking shall be compatible with the mobile home design.
- 6. Building Height. Building height of individual mobile home units shall be limited to 1 story or 18 feet which ever is less.
- 7. Parking. Two parking spaces shall be provided for each mobile home unit. At least one of the spaces shall be provided within a garage or a carport. Tandem parking is allowed provided that any required parking space shall not be located within any required setback area.

#### C. Development Restrictions

- 1. Any commercial operation within a mobile home must conform to Section 3007 of this ordinance.
- 2. No mobile home shall be used as a recreational unit.
- 3. No public oriented recreational activities for profit shall be permitted within the park.
- 4. No permanent buildings other than recreational buildings, laundry facilities and manager's quarters shall be constructed within the park except those approved by the Planning Commission within the context of a MHP Development Plan.
- 5. Exterior individual antennas shall be prohibited.

#### 1905 Initiation

An amendment to reclassify property to a MHP district shall be initiated by a property owner or authorized agent, the Planning Commission, or the City Council. If the property is not under single ownership, all owners shall join in the application, and a map showing the extent of ownerships shall be submitted with plans and materials.



## 1906 Required Plans and Materials

Plans and materials required to accompany an application for a Zone Amendment to a MHP district shall be in accordance with Article 45 of this ordinance. An application for a MHP Development Plan shall incorporate the materials required for design review by Article 43 of this ordinance. The Planning Director also may require one or more of the following items, based on the type, location, and potential impacts of proposed development:

- A. A Tentative Map shall be required meeting the requirements of the State Map Act and the City's Subdivision Ordinance if the MHP Development Plan is for an individual lot or condominium subdivision.
- B. A map showing proposed district boundaries and the relationship of the district to uses and structures within a 300-foot radius of the district boundaries.
- B. A map or aerial photo of the proposed district and 100 feet beyond its boundary showing sufficient topographic data to indicate clearly the character of the terrain; the type, location, and condition of mature trees and other natural vegetation; and the location of existing development.
- C. A site plan showing the proposed pattern of development, with residential and open space areas, and street patterns delineated.
- D. Any other informational items deemed necessary by the Planning Director in order to fully analyze and review the proposed development.

## 1907 Planning Commission Action

The Planning Commission shall consider an application for reclassification to a MHP district as prescribed in Article 45 and may at the same time consider the proposed MHP Development Plan accompanying the application at a public hearing with notice given as prescribed in this ordinance. A recommendation of the Planning Commission to the City Council to reclassify to a MHP district may be accompanied by a concurrent recommendation of approval for a MHP Development Plan. The Planning Commission may approve a MHP Development Plan within an existing MHP district.



## 1908 Status of MHP Development Plan

- A. Effective Date. If a MHP Development Plan is concurrently approved with a MHP district, the MHP Development Plan shall be effective on the same date as the ordinance creating the MHP district for which it was approved. If a MHP Development Plan is approved for an existing MHP district, the effective date of the MHP Development Plan is the date of adoption of the Planning Commission resolution, unless appealed, as provided for in Article 46.
- B. Lapses of Approval. MHP Development Plan approvals shall lapse two years after the effective date of approval or conditional approval or at an alternate time specified as a condition of approval unless:
1. A grading permit has been issued and grading has been substantially completed and/or a building permit has been issued and construction has been diligently pursued; or
  2. An occupancy permit has been issued; or
  3. The approval is extended; or
  4. In cases where a MHP Development Plan is approved concurrently with a Tentative Map and a Final Map or Parcel Map is recorded, the MHP Development Plan shall be effective for an additional 12 months from the date of recordation of the Final Map or Parcel Map.
- C. Time Extension. Upon filing of an application by the project's applicant prior to the expiration of an approved or conditionally approved MHP Development Plan, the time at which the Development Plan expires may be extended by the Planning Commission for a period or periods not to exceed a total of three years. Application for an extension shall be made in writing to the Planning Director no less than 30 days or more than 90 days prior to expiration.
- D. Changed Plans. A request for changes in conditions of approval of a MHP Development Plan, or a change to the MHP Development Plan that would affect a condition of approval, shall be treated as a new application. The Planning Director may waive the requirement for a new application if the changes requested are minor, do not involve substantial alterations or additions to the plan or the conditions of approval, and are consistent with



the intent of the project's approval or otherwise found to be in substantial conformance.

- E. Appeals. Denial of a request for a time extension or revision of a MHP Development Plan shall be subject to appeal, as prescribed in Article 46.

#### 1909 Building Permits

Proposed new structures or expansion of existing structures must be consistent with the requirements of this Article or the adopted MHP Development Plan (if applicable) for issuance of building permits.

#### 1910 Existing Mobile Home Parks

Parks in existence at the time of the adoption of the ordinance adopting this Article may be rezoned to a MHP district without the necessity of a MHP Development Plan. Requirements may be placed on an existing mobile home park to alleviate existing health and safety issues as established by State or City Codes.

Any expansion of an existing mobile home park shall require conformance with the development regulations of this Article.

#### 1911 Conversion of an Existing Mobile Home Park

Conversion of an existing rental mobile home park to an alternate use or to a mobile home subdivision, condominium or stock cooperative shall comply with Article 34 of this ordinance. If the mobile home park is under a MHP district, then a Zone Amendment to an alternate district may be required to be processed in conformance with Article 45 of this ordinance and with the Land Use Element of the General Plan.

Any conversion of an existing mobile home park to a mobile home park subdivision, condominium or stock cooperative shall require conformance with the development regulations of this Article unless a waiver is granted in conjunction with the approval of a Tentative Map or MHP Development Plan.



U.C. BERKELEY LIBRARIES



C124909377



